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Design Rationale

**Development Permit Application
285 Robson Rd S and 280 Rutland Rd W**

**Prepared for:
City of Kelowna**

1. Introduction

The purpose of this rationale is to support the Development Variance Permit Application for the proposed purpose-built rental building with 106 units. The proposed development currently zoned MF3 and is located inside the Core Area adjacent to the Rutland Urban Centre at the intersection of Rutland Road S and Robson Road S. It has a Land Use designation of Core Area Neighbourhood (C-NHD), and it is located within the Permanent Growth Boundary (PGB).

Background

In September of 2020 this subject property received an application for rezoning to RM3 for 54 unit 3-Storey development. To align this development with the City's effort to increase rental affordability and meet the high rental demand in the City's Core Area, 285 Rutland Rd. S property was acquired and became part of this proposal. In May of 2022 we submitted a rezoning application to rezone the subject property from RU1 – Large Lot Housing to MF3r where we proposed a purpose-built rental building with 106 units.

Official Community Plan

The OCP is geared to sensitive infill and densification through Urban connection and Sustainable development. The location is ideal for the purpose-built rental units as the location promotes integration with urban area through sustainable living. Rutland parks, schools, grocery stores and retail shops are only a short walk and access to City's pedestrian, bike and transit infrastructure is only steps away. The development location and proposed building design complements the 2040 Official Community Plan (OCP) and the 2040 Transportation Mater Plan, and it is in alignment of City of Kelowna's efforts to increase rental affordability and meet high rental demands.

Need for Rental

Kelowna's population has increased since 2017 and there is a 1.2% rental vacancy rate in the city's core area per CHMC October 2022 figures. As a developer we seek efficiency in every aspect of design. From well designed homes to efficient use of land. This project is a prime example where we can better utilize the land by consolidating 4 lots to provide 106 rental units. This development is a step forward to addressing the need for additional rental housing.

Community Involvement

We value the neighbourhood involvement and value their feedback. We also believe it is very important to be transparent with the local community and the neighbours. We reached out to the neighbourhood, local organizations, and local societies to share the details of the development. We had constructive feedback from incredible neighbours and great response from local societies. We are in discussion with Kelowna Women's Shelter and City of Kelowna Journey Home Initiative to figure out how we can work together.

2. Project Description

The development will consolidate 2 existing lots at 285 Robson Rd S and 280 Rutland Rd S by way of a land assembly and create over 4000m² of parcel area far exceeding 1050m² minimum area required for MF3 zoning. The C-NHD land use designation promotes low rise buildings on strategically located land and along major transit routes. The location of the development meets the criteria to facilitate a low rise building under the 2040 Official Community Plan (OCP).

City Comments

The city provided excellent feedback in the TRS dated July 4, 2022, related to the Form and Character of the building. Great effort was put into the design process which resulted in the new design incorporating feedback on Form and Character including:

1. Building design sensitivity to residential properties on the south end by stepping down building height to 3-storey.
2. Step back on fifth storey provided to reduce building mass along Rutland Rd S.
3. Main entrance location re-located to Rutland Rd S for interactive pedestrian scaled streetscape.
4. Introduction of murals at both building entrances.
5. Interaction with streetscape for ground-oriented units.

Materials

The material palette is uniform and textured with a stucco finish system being proposed for most of the exterior walls. The stucco walls are intentionally broken up with the 'frames' proposed to be clad in a blue coloured cement panel which articulates the building facades while concealing the structure required for the cantilevered decks.

Murals

We wanted the building to enhance community character and highlight Rutland's creative culture. Therefore, we incorporated not only one but 2 murals into the building design that we believe will speak for the community culture and make the building stand apart. It is great pleasure to be working with Uptown Rutland Business Association and we are super excited for incorporating local art masterpieces into the building design as the current mural graphics shown are placeholders.

Ground Plane

The majority of the parking is provided in a fully underground parkade which allows for 'walk-out' units at grade and an increased level of connectivity between the building and the ground plane. A robust landscape plan is proposed for the ground plane which both adheres to the Zoning Bylaw and Development Engineering requirements while providing privacy to the ground floor units and to the neighbouring properties.

Summary

The building Form and Character complements the Rutland Culture, and the design is sensitive to the neighbouring residential properties on the south with a step down in building height. As such, we believe this rezoning and development proposal will overall be sensitively integrated into the context of the neighbourhood as we plan to design and build a beautiful 5-storey building that will provide plentiful amounts of landscaping, vehicle parking, bike parking.

3. Site

The proposed project site is strategically located at the edge of the Rutland Urban Centre close to many community and transportation hubs. The proposed project attempts to take advantage of its ideal site by improving connections between the building and the neighbourhood amenities.

Public Transit

The Project site is made up of 4 properties that are currently vacant houses, and the proposed development will add reasonable density around existing transit corridors, therefore, encouraging increased ridership and improving the overall reliability and frequency of the current bus services. The Project is well located with a bus stop on the east side of the site for both Bus Route 11.

Route 11 is Rutland Town Centre/ Downtown Kelowna line. It connects the project to the Downtown of Kelowna from north Rutland near McCurdy. It brings the tenants south to University of British Columbia Okanagan downtown and further south to Okanagan College, encouraging the potential for some of clients to access education opportunities. The route also passes through the Orchard Park bus loop offering the many services and shops available in the mall as well as many more transit route options.

Plaza 33 & Lions Park

This plaza is in the Rutland community and offers extensive shopping opportunities. It is a short walk or bike ride from the project site and is located within 400m (1/4 mile) 5-minute walking circle from the site. Directly across the street with access from the building secondary entrance on Robson Road is the Rutland Lions Park which offers a play structure for children as well as place for quiet reflection at the cenotaph.

Site Improvements

The improvements and considerable upgrades to existing roadways and utilities being proposed for the project site are as follows:

1. Upgrade to Bus Stop on Rutland Rd S. This includes both upgrades and design per BC Transit's Infrastructure Design Standards.
2. Significant road improvements along Rutland Rd S and Robson Rd S that include new curb and gutter, sidewalk, storm drainage system, fillet paving, LED street lighting, landscaped and irrigated boulevard.
3. Major underground sanitary and water upgrades along Robson Rd S benefiting existing and future developments.

Summary

The site is located on both the City's Bicycle and Pedestrian Network, and the Future Active Transportation Network. These networks are strengthened by the proposed development as we intend to build a building which capitalizes on its location and site.

4. Variances

While meeting all bylaw requirements on this application we are requesting two variances. The variance details and justifications are stated below.

Variance 1: Building Height

Background: Comments received from the City in the Technical Review Summary of the Rezoning Application dated July 4th, 2022 are as follows: *This property should be entertaining a 3-storey multiple dwelling development. However, given that this project encompasses several consolidated lots and includes rental housing staff will entertain rezoning to MF3 (Apartment Housing) to accommodate 5 storeys. Note that support for the height will be determined at time of Development Permit and will be based on proposed massing and complemented by an exceptional design.*

Rationale: The proposed building design considers the locations it is neighbouring; the residential houses on the south, and Rutland Urban Centre on the north. It also sits along Rutland Rd S which is future Major Arterial. Keeping with the sensitivity of the neighbouring residential property the massing of the building is designed so the additional height is on the east side along Rutland Rd S and the building steps down in height as it borders the residential properties to the south and west.

Justification: Considerable thought was given to the building design on the south end after receiving feedback from the neighbouring property owner. The design sensitivity to properties on the south include:

1. Stepping down the building to 3-storeys and stepping back the additional stories.
2. No balconies on the south end to enhance neighbour privacy.
3. Tall trees along the south end property line enhancing both privacy and sound barrier.

Variance 2: Front and Flanking Yard Setback on Levels 2 to 4

Background: The initial building design was developed based on the RM5 guidelines while the new 2040 OCP and 2022 Zoning Bylaw were in the process of being adopted. As a result, the fact that the 2022 bylaw states that the ground-floor oriented units setback is applicable only to the floor that these units occupy was not commonly understood. Further to that there were no comments received regarding setbacks on the first Technical Review Summary (TRS) received in May of 2022.

Rationale: The setback variance being requested stems from the fact that current design allows the building to efficiently use the land parcel and achieve the 106 rental units with access from Robson Rd S. The rationale for the variance is fairly straightforward in that we are 'giving' the City a dedication of 2.5m along the full Rutland Rd frontage and requesting that we are 'getting' a relaxation the 2.5m setback that applies to levels 2 to 4 on both Robson and Rutland Roads.

Justification: The road dedication being proposed is an approx. 63m long x 2.5m wide parcel provided for future Core Area Major Arterial ROW resulting in approx. 158m² (1700sqft) of area taken out of the parcel for boulevard and road improvements. The setback prescribed in the Zoning Bylaw for MF3 for a front yard and flanking side yard is 4.5m where as the design shown in the Development Permit drawings proposes a 2m setback for levels 2-4 on both Robson and Rutland Roads.

5. Conclusion

In summary, we believe that the proposed rental apartment project fits well into the fabric of this developing community and will help further alleviate the affordable housing issue Kelowna is currently facing. We thank you for your consideration in reviewing the attached application and should you have any questions please do not hesitate to contact the undersigned.

RUTLAND RENTAL APARTMENT PROJECT



280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST, KELOWNA, BC V1X 3C7

ISSUED FOR DEVELOPMENT PERMIT

2023-03-02

ARCHITECTURAL

DP-A0.01	COVER SHEET & DRAWING LIST	
DP-A1.01	ZONING SUMMARY,	MAPS & PHOTOS
DP-A1.02	ZONING PLANS	
DP-A1.03	SHADOW STUDY	
DP-A2.01	SURVEY PLAN	
DP-A2.02	SITE PLAN	
DP-A3.01	LEVEL P1	PARKADE PLAN
DP-A3.02	LEVEL 1	FLOOR PLAN
DP-A3.03	LEVEL 2	FLOOR PLAN
DP-A3.04	LEVEL 3	FLOOR PLAN
DP-A3.05	LEVEL 4	FLOOR PLAN
DP-A3.06	LEVEL 5	FLOOR PLAN
DP-A3.07	ROOF PLAN	
DP-A4.01	BUILDING ELEVATIONS	NORTH & SOUTH
DP-A4.02	BUILDING ELEVATIONS	EAST & WEST
DP-A4.03	PARTIAL BUILDING ELEVATIONS	
DP-A4.10	3D VIEWS	
DP-A4.11	RENDERS	
DP-A5.01	BUILDING SECTIONS	
DP-A5.02	BUILDING SECTIONS	
DP-A5.03	BUILDING SECTIONS	
DP-A8.02	UNIT PLANS & RCP	1 BEDROOM UNITS A-C
DP-A8.03	UNIT PLANS & RCP	1 BEDROOM UNITS D-F
DP-A8.04	UNIT PLANS & RCP	1 BEDROOM UNITS G-H

LANDSCAPE

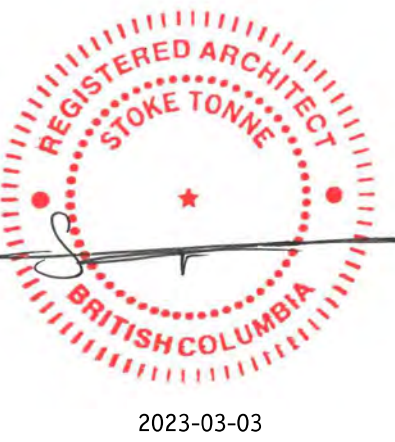
L-01	AT-GRADE LANDSCAPE PLAN
L-02	ROOFTOP LANDSCAPE PLAN
L-IR-1.0	IRRIGATION HYDRZONE PLAN

CIVIL

C-1	SITE GRADING PLAN
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METKLEJOHN ARCHITECTS INC.



2023-03-03

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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT

Project Title

**RUTLAND RENTAL
APARTMENT PROJECT**

280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
KELOWNA, BC V1X 3C7

LOT A, SECTION 23, TOWNSHIP 26, ODD, PLAN EPP120337

Drawing Number

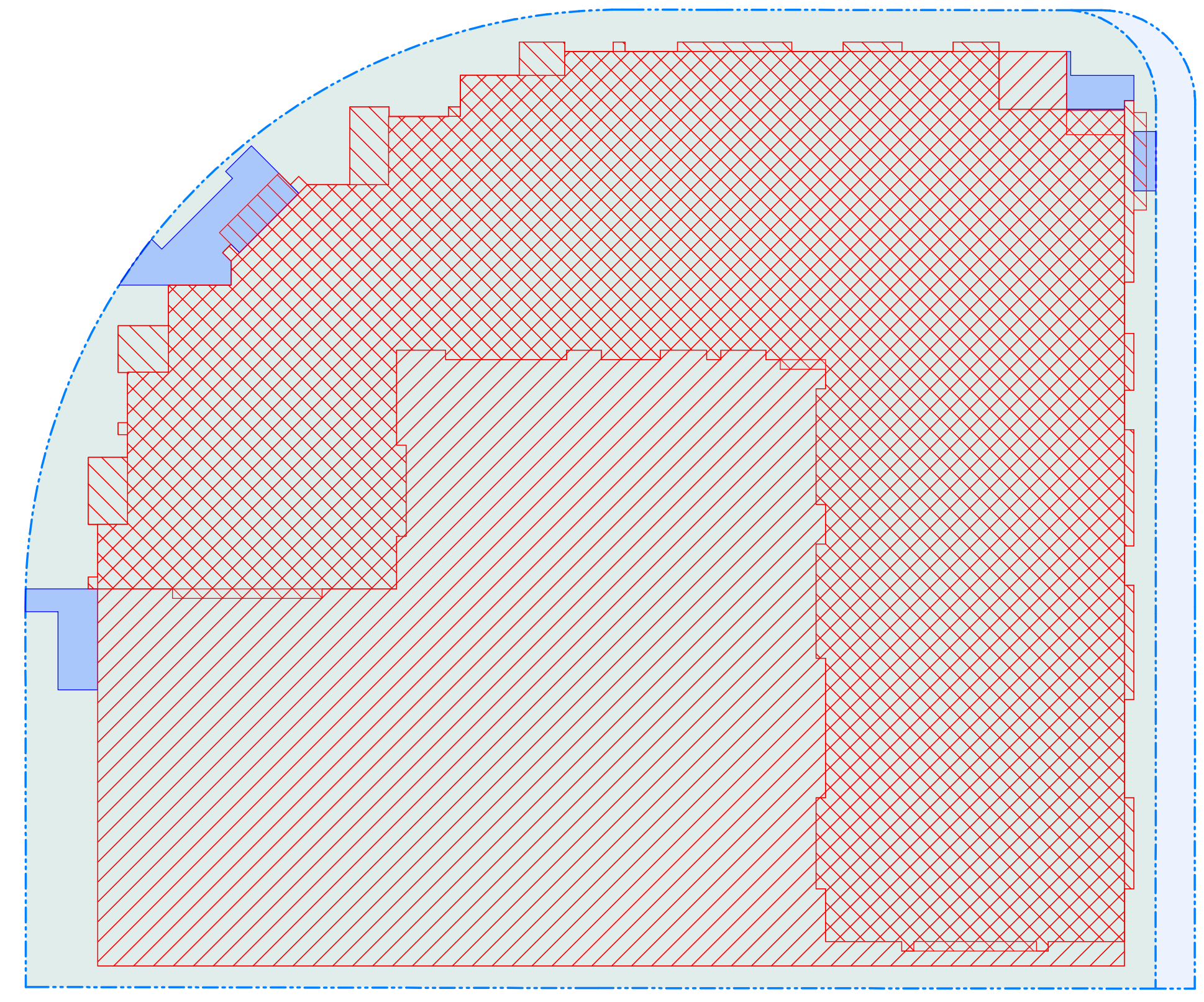
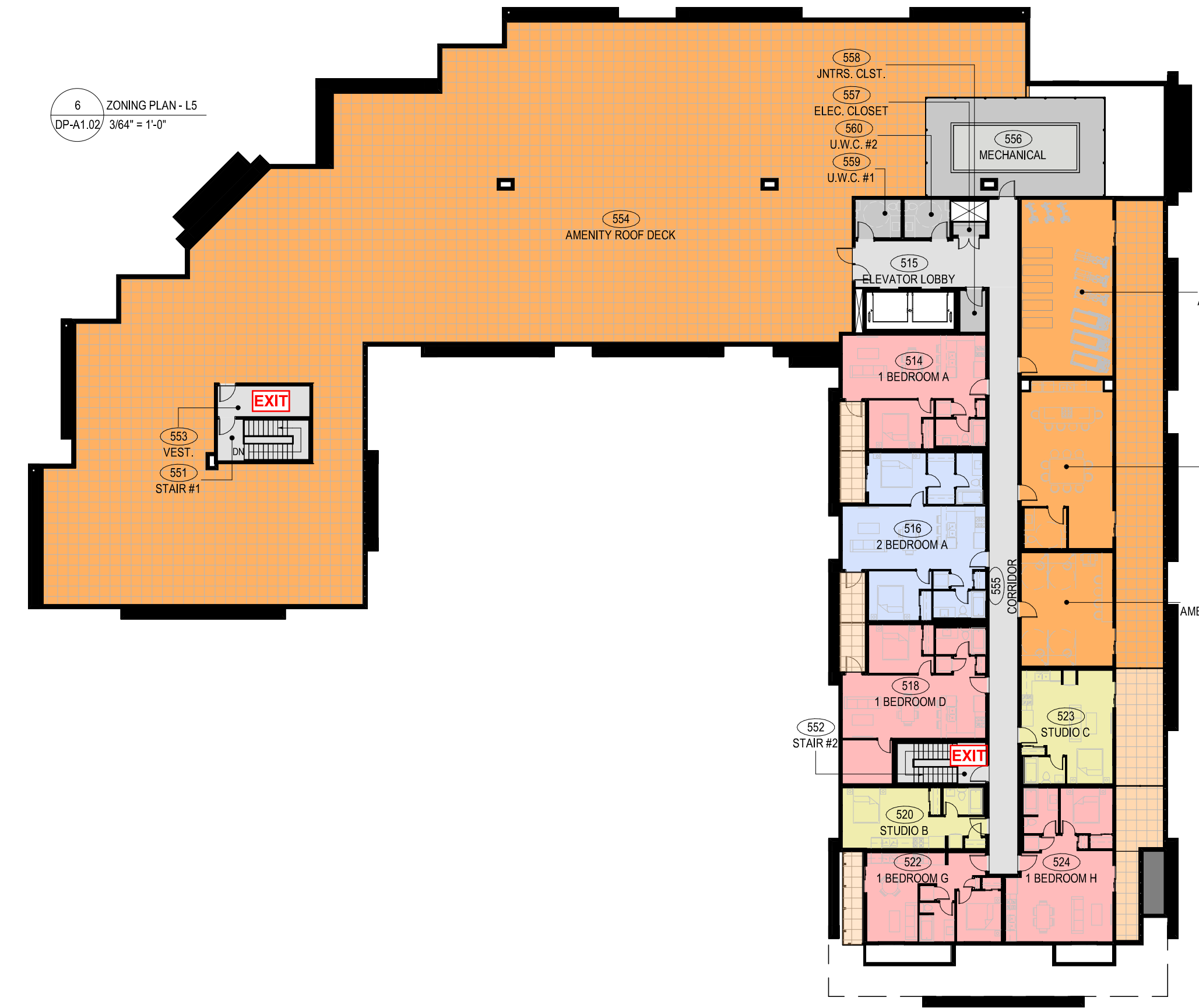
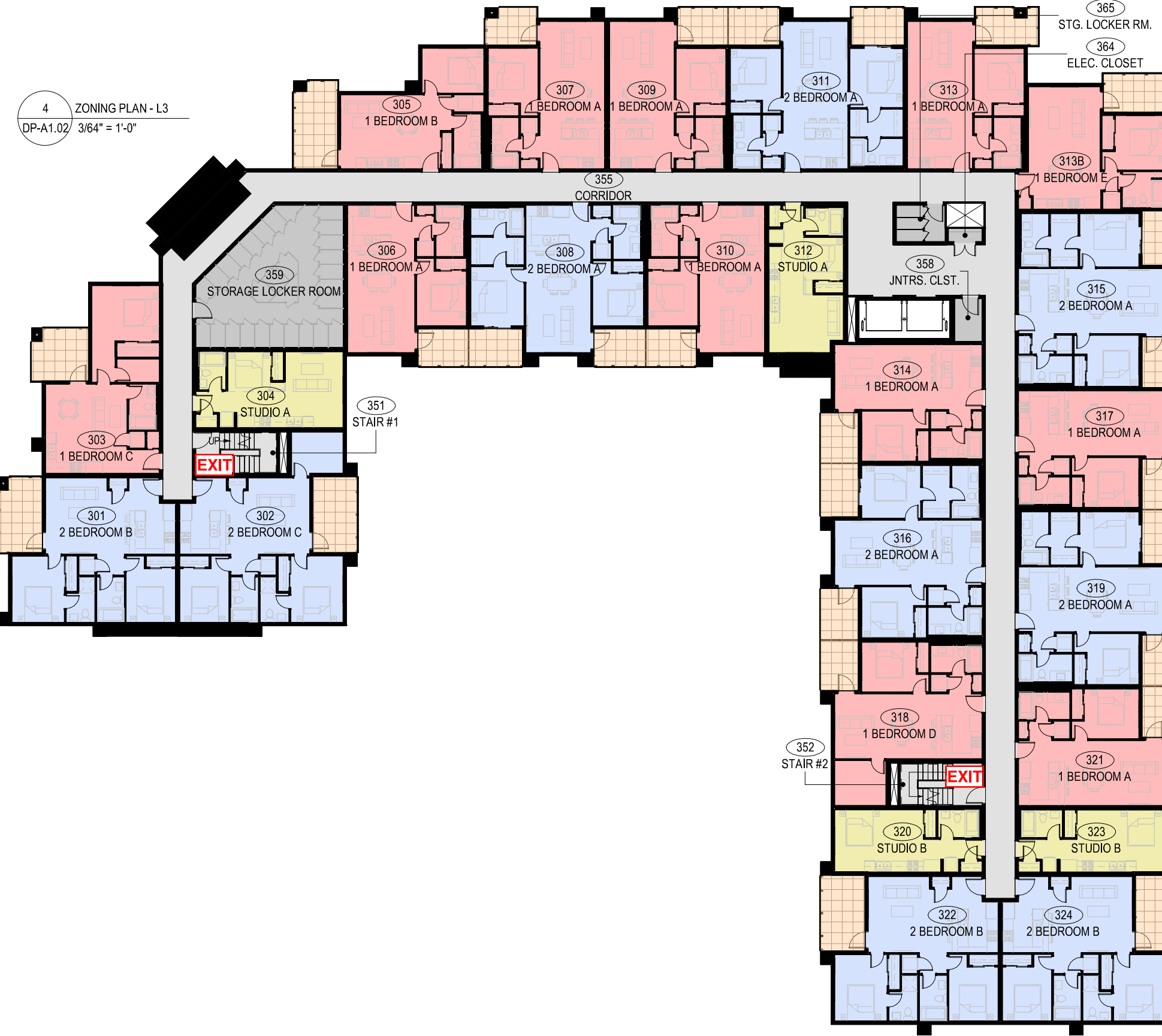
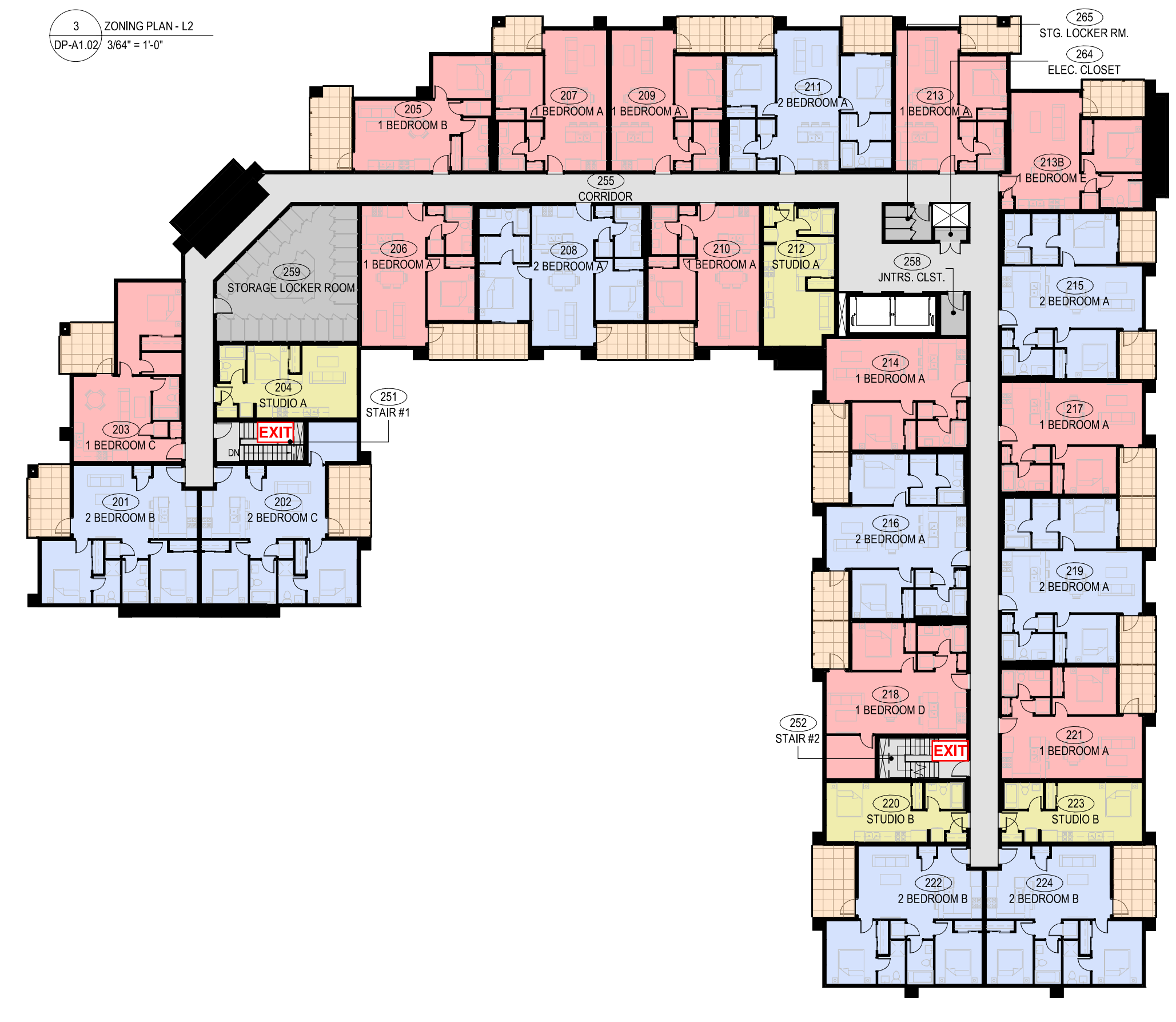
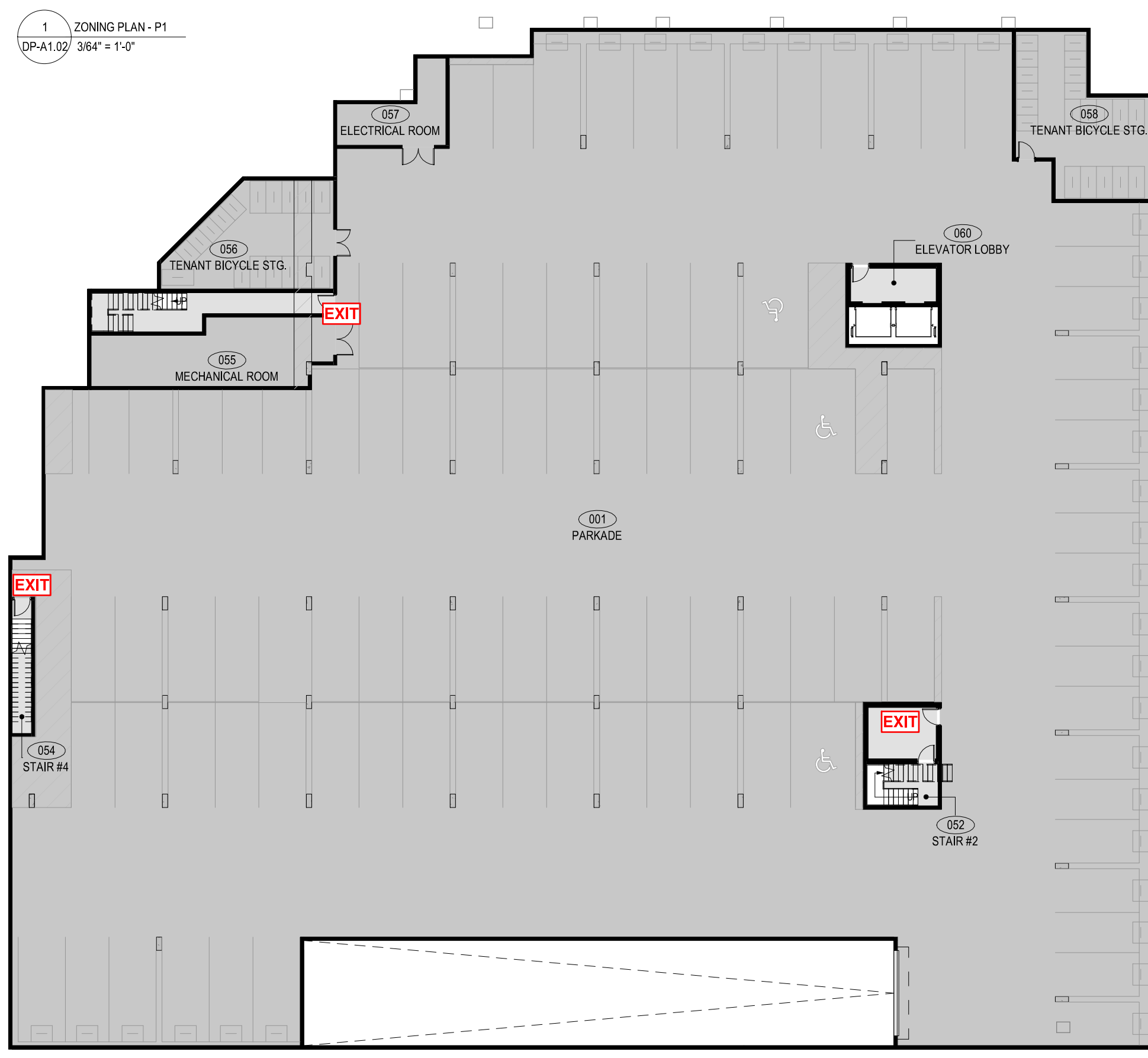
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Drawing Title

**COVER SHEET &
DRAWING LIST**

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Drawn	S.T.
Checked	S.T.



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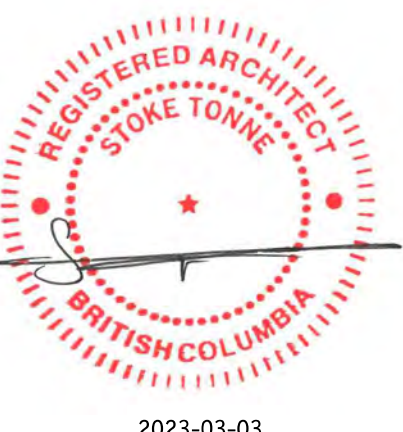
[Blue Box]	2 BEDROOM UNITS
[Red Box]	1 BEDROOM UNITS
[Yellow Box]	STUDIO UNITS
[Orange Box]	PRIVATE AMENITY - BALCONIES & PATIOS
[Light Blue Box]	COMMON AMENITY - ROOF DECK & AMENITY ROOMS
[Grey Box]	CIRCULATION
[Dark Grey Box]	PARKING, BUILDING SERVICES, STORAGE

SITE COVERAGE PLAN LEGEND:

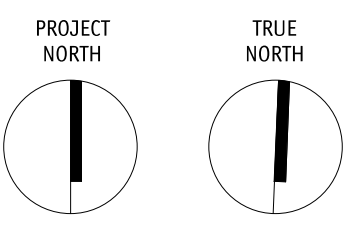
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[Light Blue Box]	SITE AREA - POST DEDICATION
[Red Box]	BUILDING FOOTPRINT: INCLUDES DECKS & PROJECTIONS
[Dark Red Box]	PARKADE FOOTPRINT
[Blue Box]	SIDEWALKS & ENTRIES

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MEIKLEJOHN ARCHITECTS INC.



2023-03-03



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No.	Date	Revision
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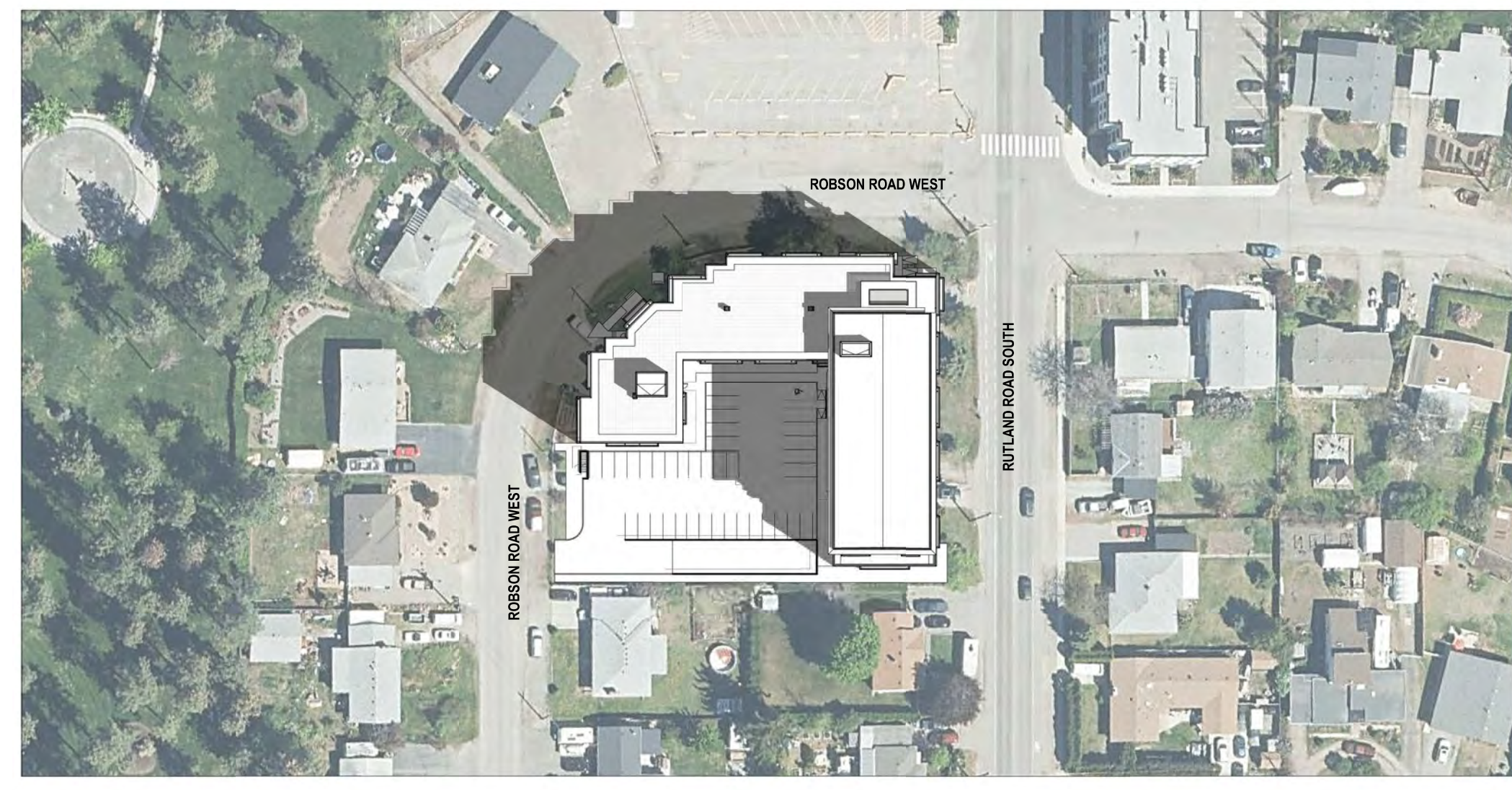
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RUTLAND RENTAL APARTMENT PROJECT
280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST, KELOWNA, BC V1Y 3C7
LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A1.02

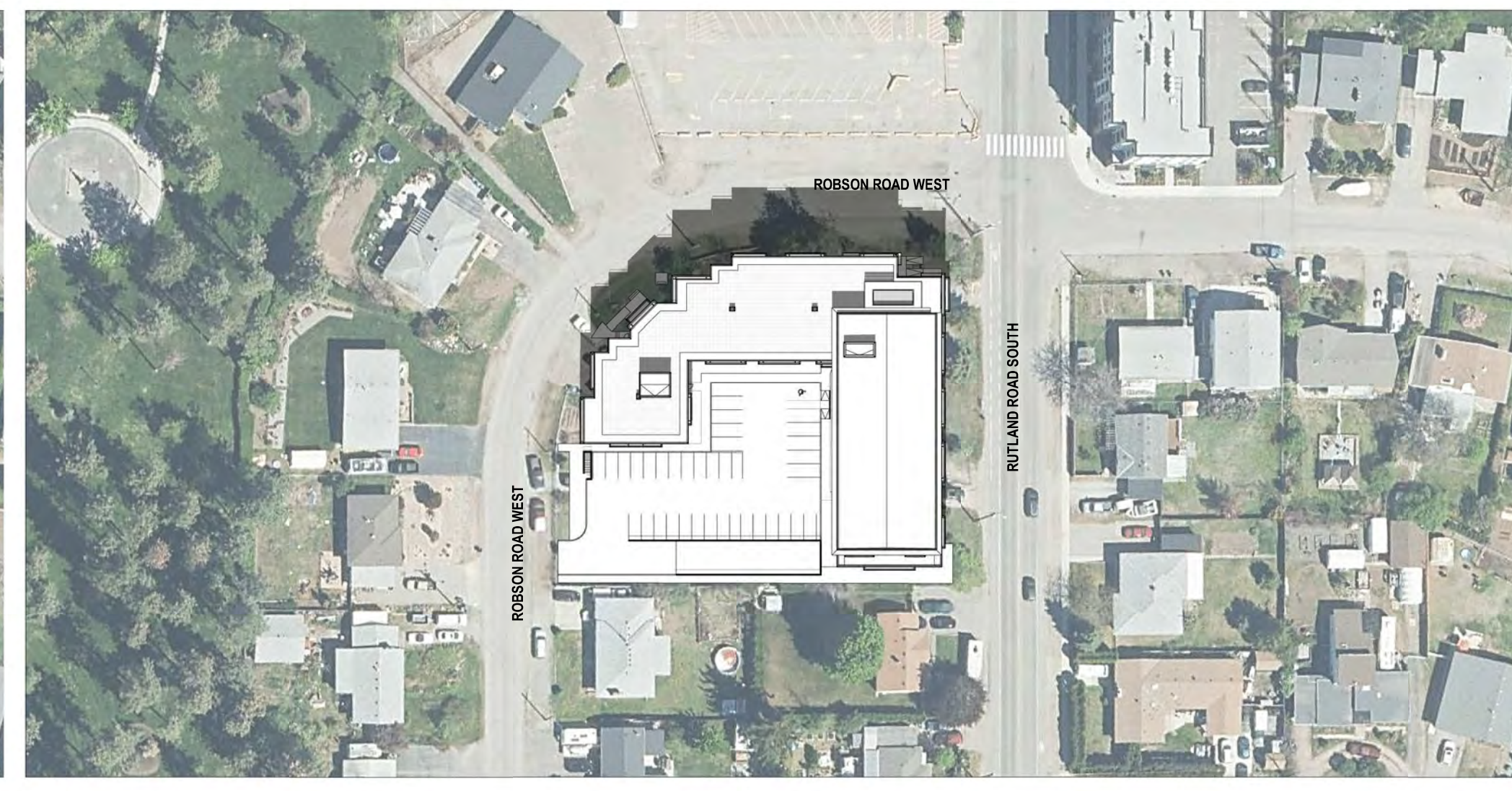
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ZONING PLANS

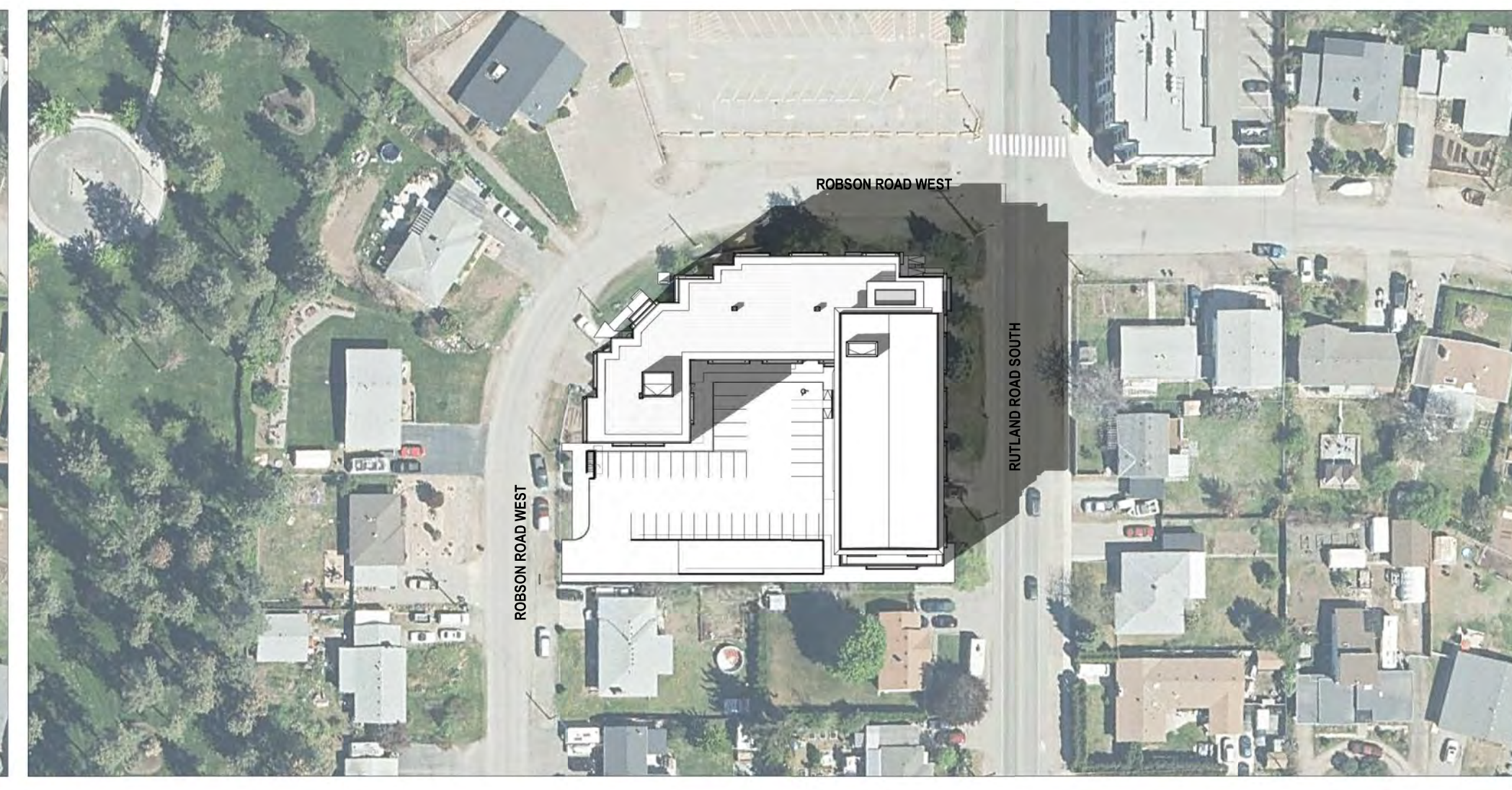
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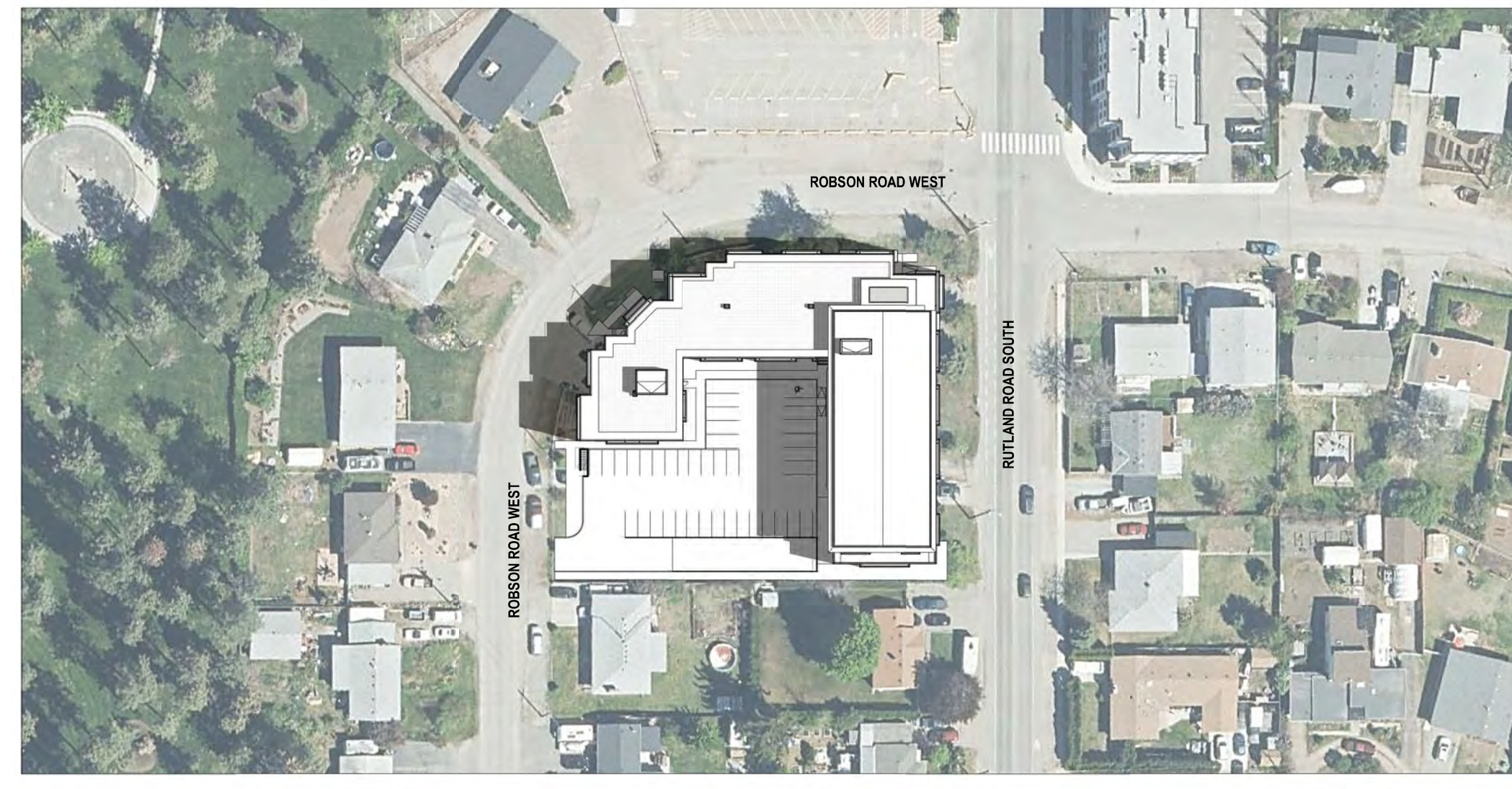
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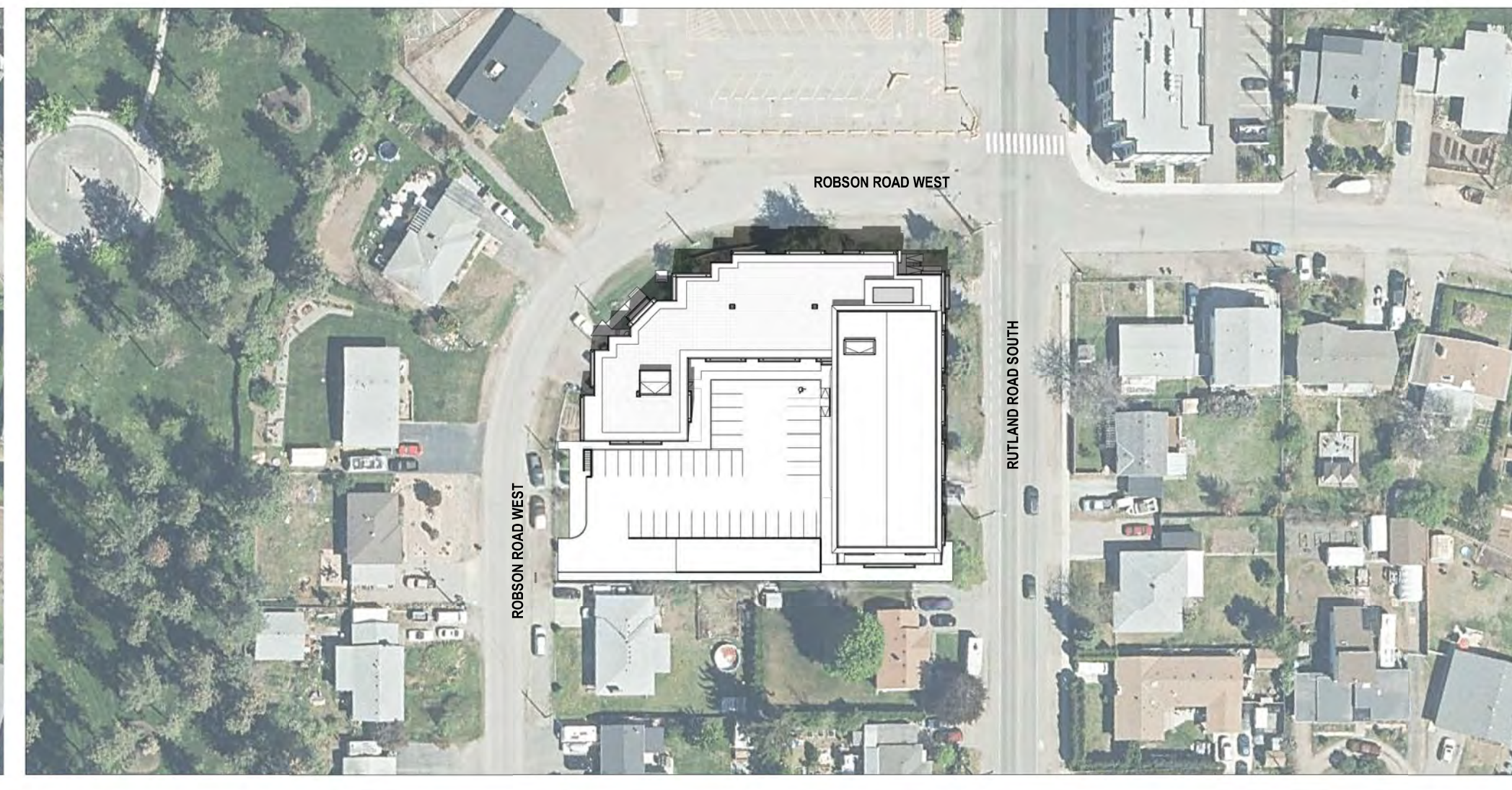
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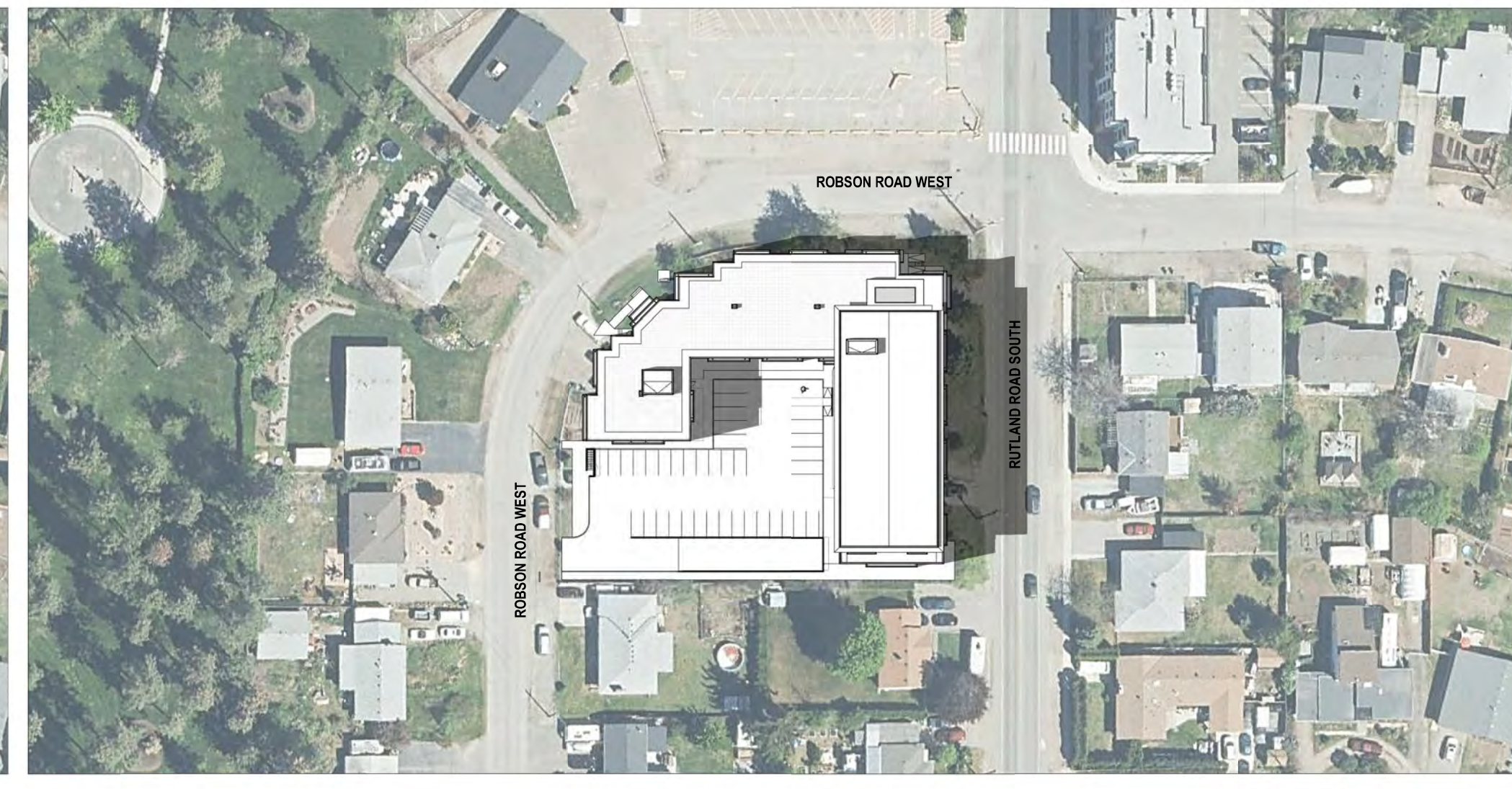
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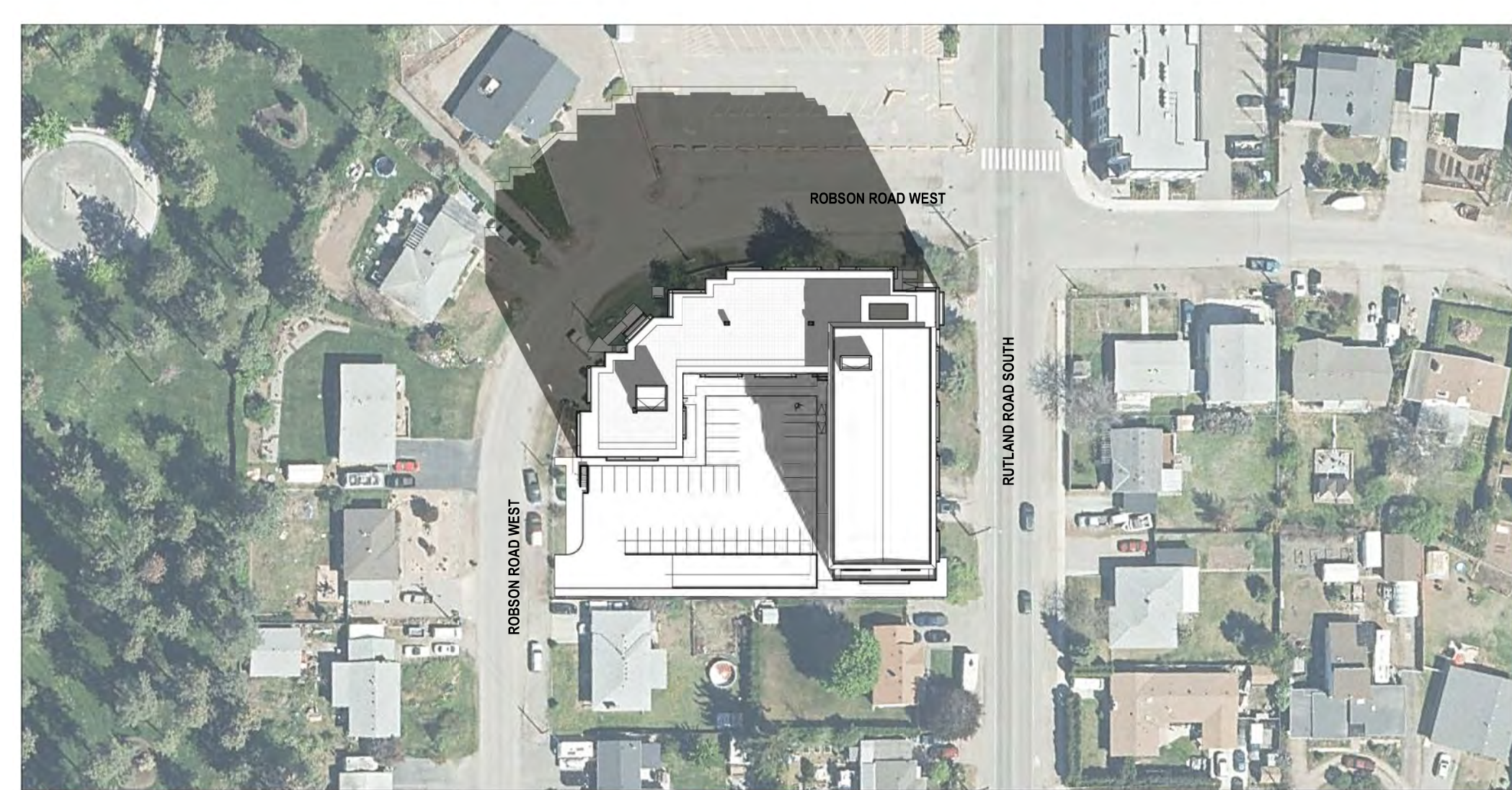
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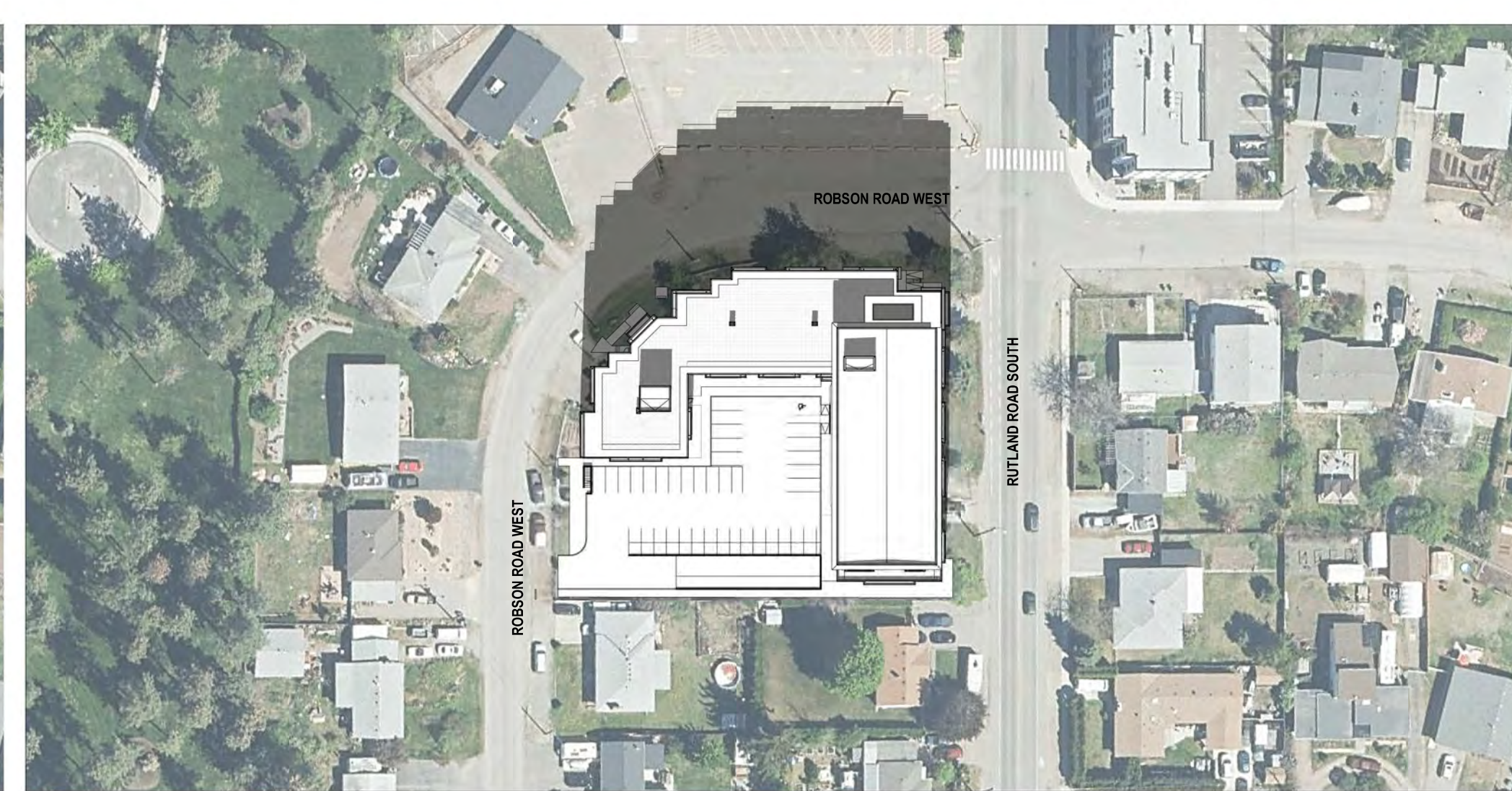
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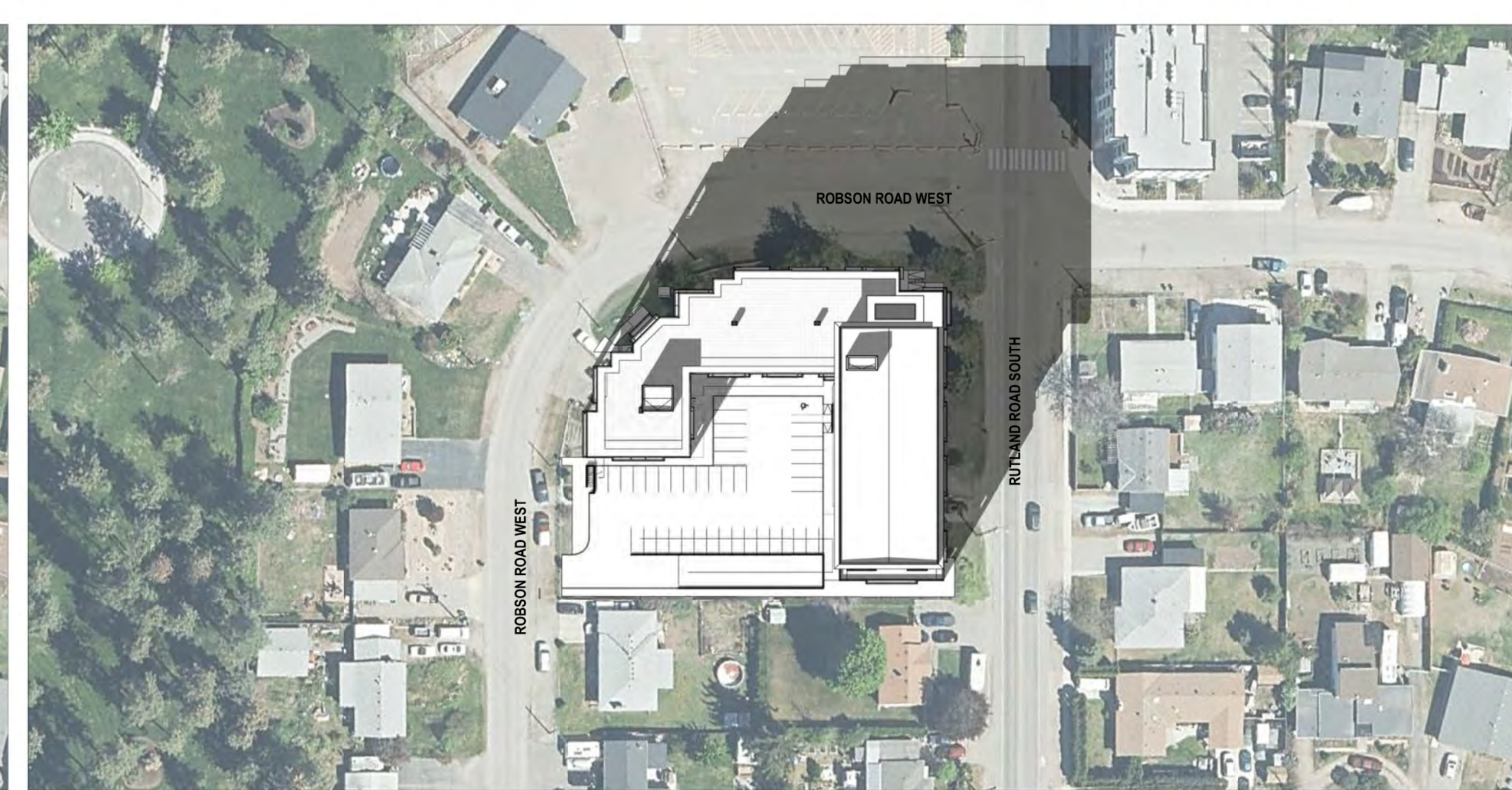
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7 DAY: DECEMBER 21
 A1.03 TIME: 10:00AM



8 DAY: DECEMBER 21
 A1.03 TIME: 12:00PM



9 DAY: DECEMBER 21
 A1.03 TIME: 2:00PM

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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT

Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1Y 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A1.03

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Drawing Title
SHADOW STUDY

Job No.	0001
Scale	1:1000
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Checked	S.T.

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REVISIONS		
No.	Comment	Date
1.	ISSUED FOR CLIENT REVIEW	2023-01-05
2.	ISSUED FOR COORDINATION	2023-02-03
3.	ISSUED FOR DP	2023-02-23

CONTRACTOR		
No.	Comment	Date

SEAL

CLIENT

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C/O RICK DHALIWAL
UNIT C-1006 A7 AVE
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RICK@LVHOMES.CA

PROJECT

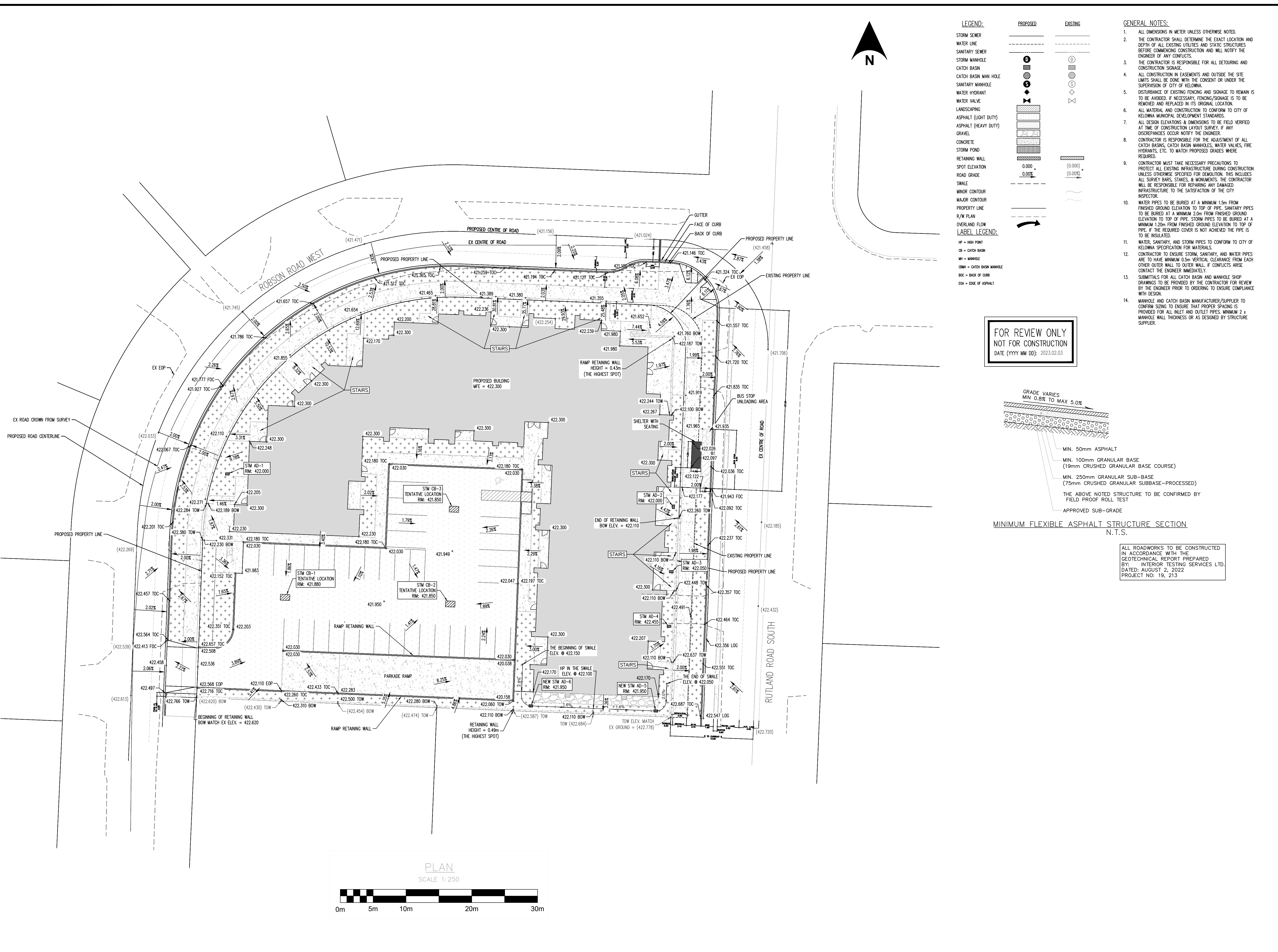
**RUTLAND-ROBSON
MULTI-FAMILY DEVELOPMENT**

LOT A, SEC 23, TP 26
PLAN EPP120337
285 ROBSON ROAD W & 280 RUTLAND ROAD S
KELOWNA, BC

PROJECT DETAILS	
ENGINEER:	JIM HU, P. ENG.
CHECKED BY:	JIM HU, P. ENG.
DRAWN BY:	CL
DESIGN BY:	JH
PROJECT No.:	2022147
DATE:	DECEMBER 2022
SCALE:	1:250

DRAWING TITLE

SITE GRADING PLAN



LEGEND:

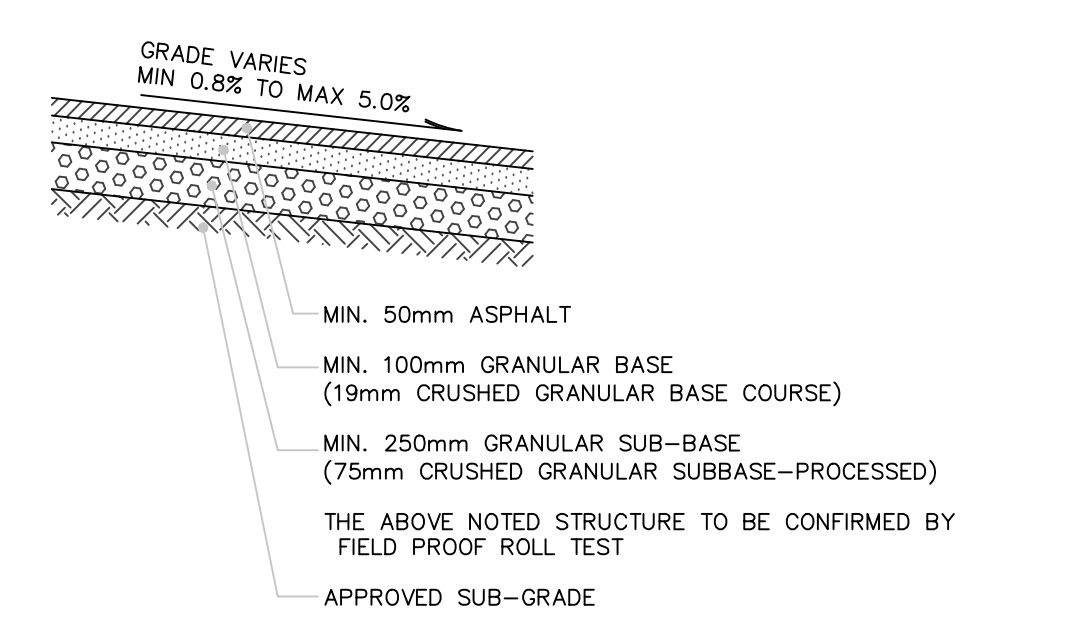
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SANITARY SEWER	SANITARY SEWER
STORM MANHOLE	STORM MANHOLE
CATCH BASIN	CATCH BASIN
CATCH BASIN MAN HOLE	CATCH BASIN MAN HOLE
SANITARY MANHOLE	SANITARY MANHOLE
WATER HYDRANT	WATER HYDRANT
WATER VALVE	WATER VALVE
LANDSCAPING	LANDSCAPING
ASPHALT (LIGHT DUTY)	ASPHALT (LIGHT DUTY)
ASPHALT (HEAVY DUTY)	ASPHALT (HEAVY DUTY)
GRAVEL	GRAVEL
CONCRETE	CONCRETE
STORM POND	STORM POND
RETAINING WALL	RETAINING WALL
SPOT ELEVATION	SPOT ELEVATION
ROAD GRADE	ROAD GRADE
SWALE	SWALE
MINOR CONTOUR	MINOR CONTOUR
MAJOR CONTOUR	MAJOR CONTOUR
PROPERTY LINE	PROPERTY LINE
R/W PLAN	R/W PLAN
OVERLAND FLOW	OVERLAND FLOW

LABEL LEGEND:

HP = HIGH POINT
CB = CATCH BASIN
MH = MANHOLE
CBMH = CATCH BASIN MANHOLE
BOC = BACK OF CURB
EOA = EDGE OF ASPHALT

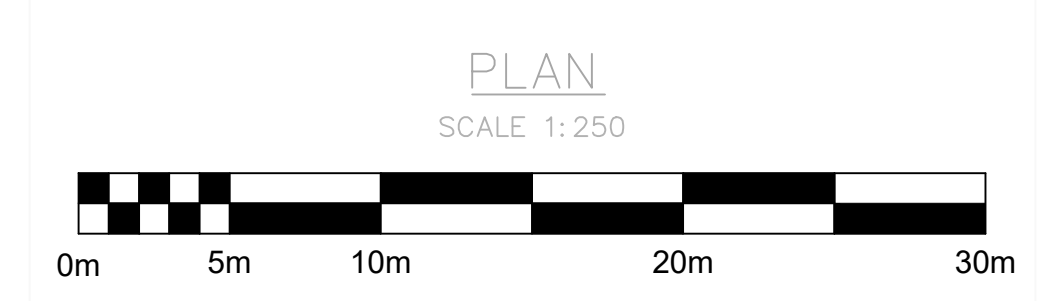
- GENERAL NOTES:**
- ALL DIMENSIONS IN METER UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STAIR STRUCTURES BEFORE COMMENCING CONSTRUCTION AND WILL NOTIFY THE ENGINEER OF ANY CONFLICTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DETOURING AND CONSTRUCTION SIGNAGE.
 - ALL CONSTRUCTION IN EASEMENTS AND OUTSIDE THE SITE LIMITS SHALL BE DONE WITH THE CONSENT OR UNDER THE SUPERVISION OF CITY OF KELOWNA.
 - DISTURBANCE OF EXISTING FENCING AND SIGNAGE TO REMAIN IS TO BE AVOIDED. IF NECESSARY, FENCING/SIGNAGE IS TO BE REMOVED AND REPLACED IN ITS ORIGINAL LOCATION.
 - ALL MATERIAL AND CONSTRUCTION TO CONFORM TO CITY OF KELOWNA MUNICIPAL DEVELOPMENT STANDARDS.
 - ALL DESIGN ELEVATIONS & DIMENSIONS TO BE FIELD VERIFIED AT TIME OF CONSTRUCTION LAYOUT SURVEY. IF ANY DISCREPANCIES OCCUR NOTIFY THE ENGINEER.
 - CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF ALL CATCH BASINS, CATCH BASIN MANHOLES, WATER VALVES, FIRE HYDRANTS, ETC. TO MATCH PROPOSED GRADES WHERE REQUIRED.
 - CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING INFRASTRUCTURE DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED FOR DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES, & MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED INFRASTRUCTURE TO THE SATISFACTION OF THE CITY INSPECTOR.
 - WATER PIPES TO BE BURIED AT A MINIMUM 1.5m FROM FINISHED GROUND ELEVATION TO TOP OF PIPE. SANITARY PIPES TO BE BURIED AT A MINIMUM 2.0m FROM FINISHED GROUND ELEVATION TO TOP OF PIPE. STORM PIPES TO BE BURIED AT A MINIMUM 1.0m FROM FINISHED GROUND ELEVATION TO TOP OF PIPE. IF THE REQUIRED COVER IS NOT ACHIEVED THE PIPE IS TO BE INSULATED.
 - WATER, SANITARY, AND STORM PIPES TO CONFORM TO CITY OF KELOWNA SPECIFICATION FOR MATERIALS.
 - CONTRACTOR TO ENSURE STORM, SANITARY, AND WATER PIPES ARE TO HAVE MINIMUM 0.5m VERTICAL CLEARANCE FROM EACH OTHER OUTER WALL TO OUTER WALL IF CONFLICTS ARISE. CONTACT THE ENGINEER IMMEDIATELY.
 - SUBMITTALS FOR ALL CATCH BASIN AND MANHOLE SHOP DRAWINGS TO BE PROVIDED BY THE CONTRACTOR FOR REVIEW BY THE ENGINEER PRIOR TO ORDERING TO ENSURE COMPLIANCE WITH DESIGN.
 - MANHOLE AND CATCH BASIN MANUFACTURER/SUPPLIER TO CONFIRM SIZING TO ENSURE THAT PROPER SPACING IS PROVIDED FOR ALL INLET AND OUTLET PIPES. MINIMUM 2 x MANHOLE WALL THICKNESS OR AS DESIGNED BY STRUCTURE SUPPLIER.

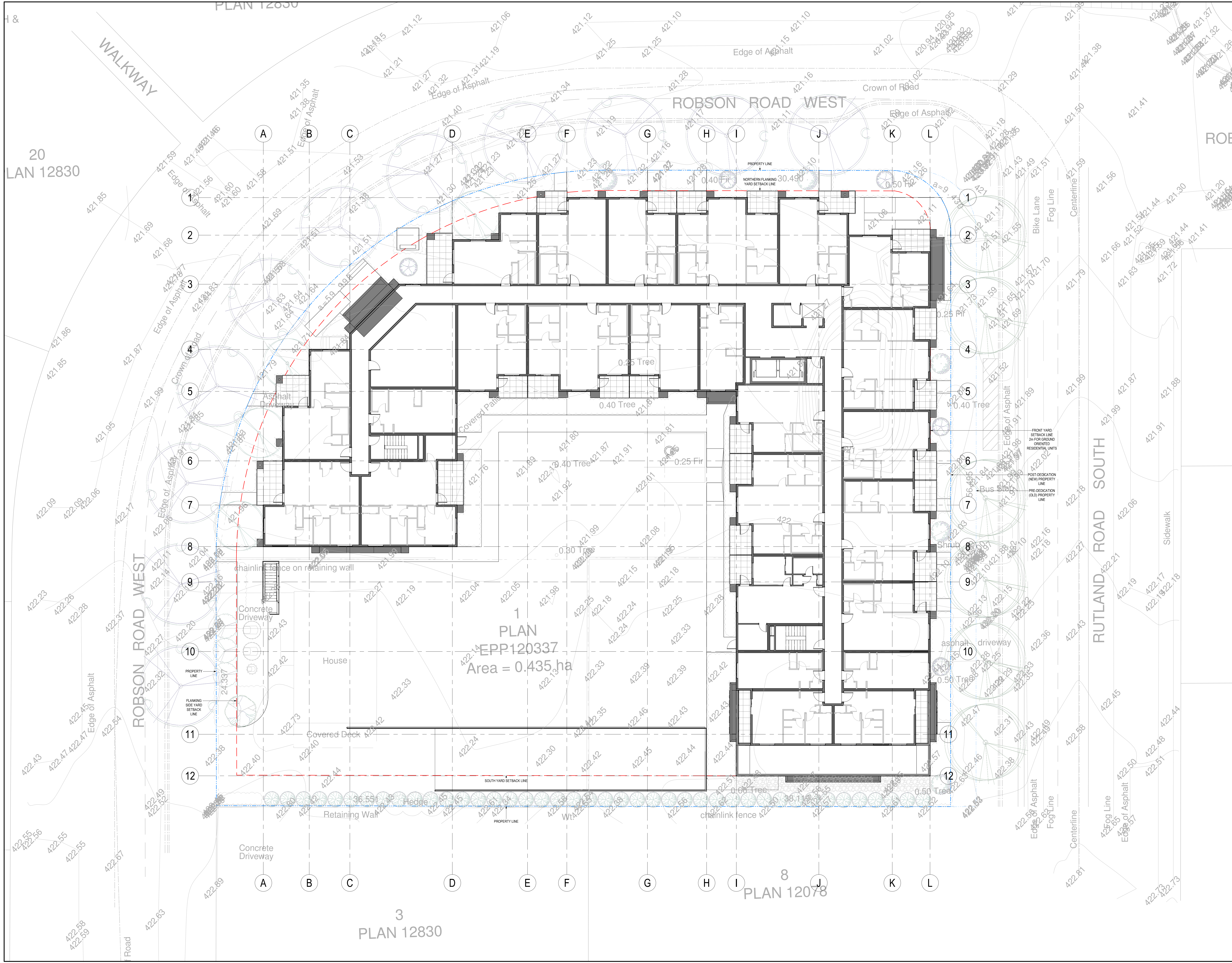
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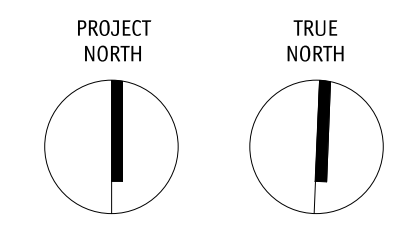
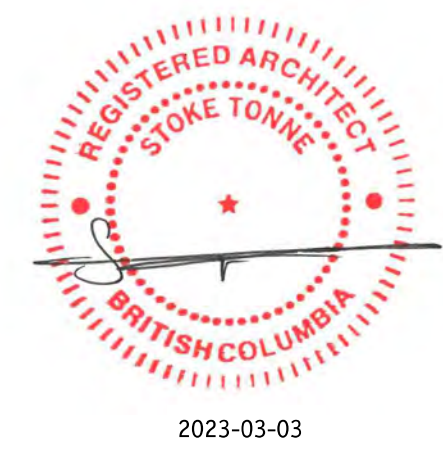
MINIMUM FLEXIBLE ASPHALT STRUCTURE SECTION
N.T.S.

ALL ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY: INTERIOR TESTING SERVICES LTD. DATED: AUGUST 2, 2022 PROJECT NO: 19, 213





233 BERNARD AVENUE
 KILGONA, B.C.
 V7Y 6A2
 TEL: 250.762.2004
 FAX: 250.762.8707
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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT

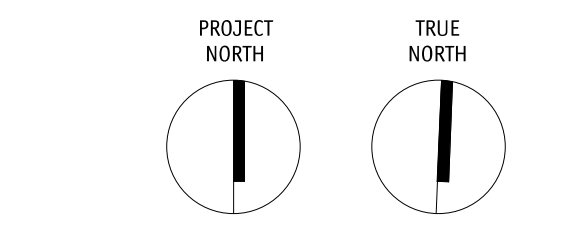
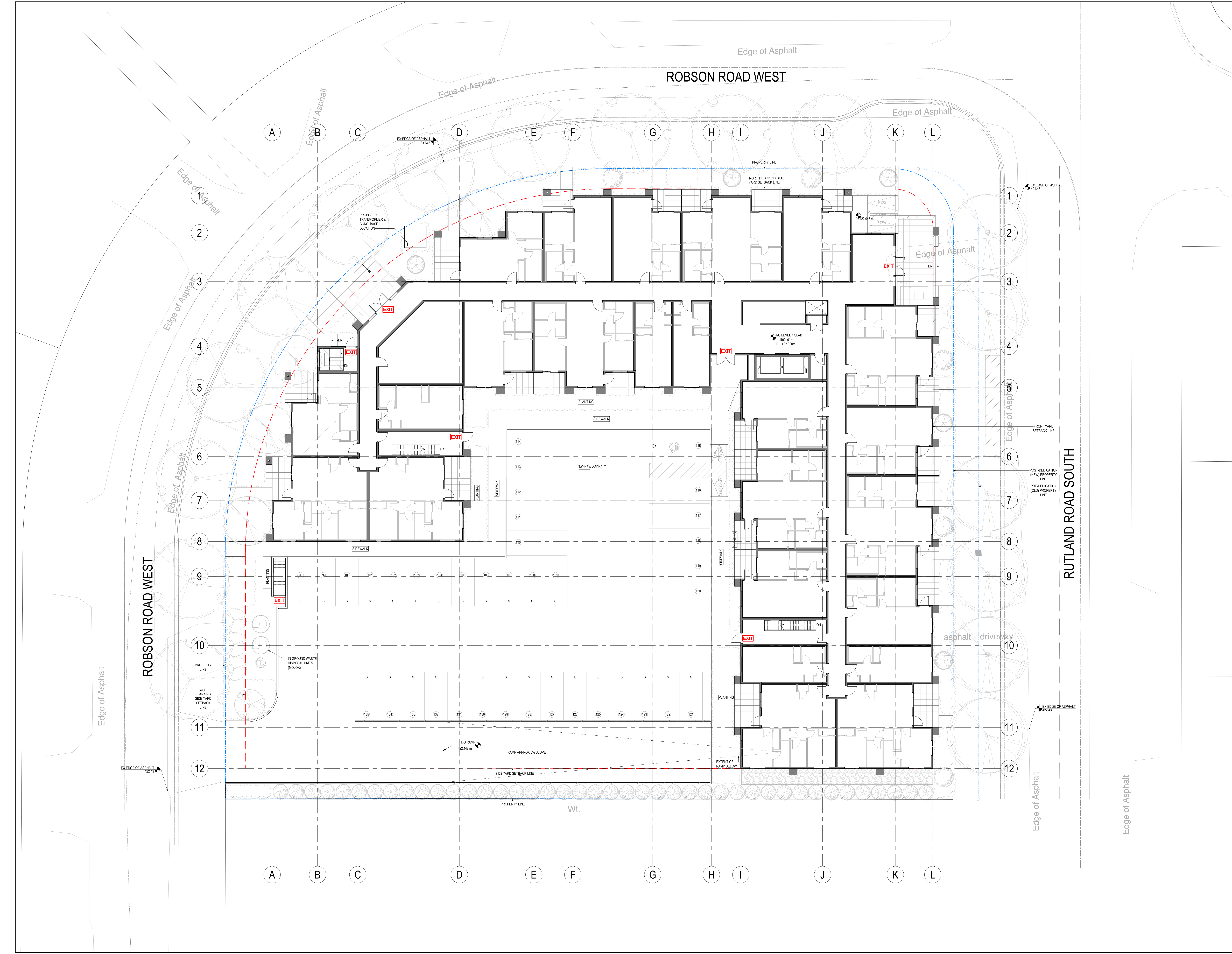
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KILGONA, B.C. V7Y 6A7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A2.01

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
SURVEY PLAN

Job No.	0001
Scale	
Drawn	T.R.
Checked	S.T.



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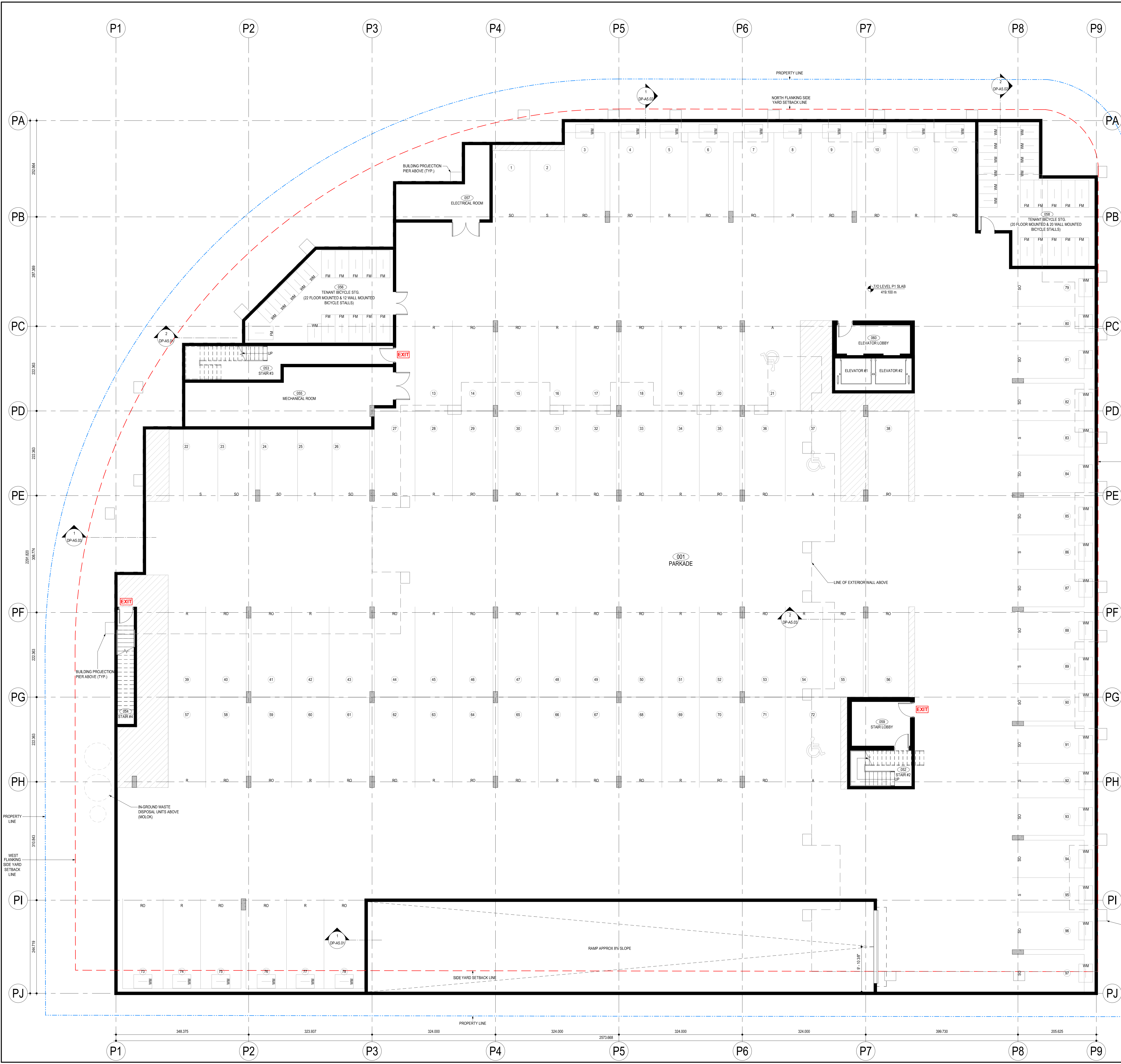
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1Y 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A2.02

DRAWINGS ARE NOT TO BE SCALED.
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SITE PLAN

Job No.	0001
Scale	
Drawn	T.R.
Checked	S.T.



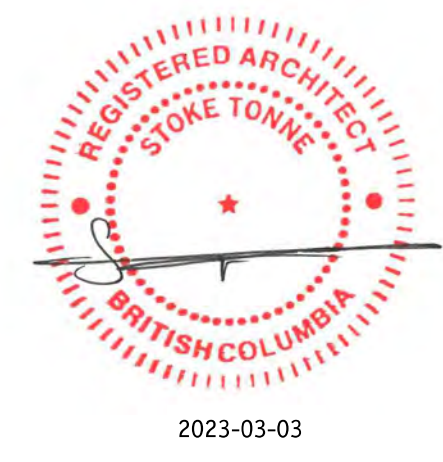
CITY OF KELOWNA PARKING STALL & DRIVEWAY SIZE TABLE: MIN. SIZES SHOWN

ACCESSIBLE STALL	ACCESSIBLE VAN STALL	REGULAR SIDE STALL	REGULAR SIDE STALL WITH OBSTRUCTION	SMALL SIDE STALL	SMALL SIDE STALL WITH OBSTRUCTION
12'-0" (3700mm)	12'-0" (3700mm)	8'-2 3/8" (2500mm)	8'-10 3/8" (2700mm)	7'-4 1/2" (2300mm)	8'-2 3/8" (2500mm)
4'-11" (1500mm)	4'-11" (1500mm)	19'-6 1/4" (6000mm)	19'-6 1/4" (6000mm)	19'-6 1/4" (6000mm)	19'-6 1/4" (6000mm)
MIN. HEADROOM REQUIRED 2.3m	MIN. HEADROOM REQUIRED 2.3m	MIN. HEADROOM REQUIRED 2.0m	MIN. HEADROOM REQUIRED 2.0m	MIN. HEADROOM REQUIRED 2.0m	MIN. HEADROOM REQUIRED 2.0m

CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE: MIN. SIZES SHOWN

FLOOR MOUNTED	WALL MOUNTED	OBSTRUCTED ACCESS	ABLE HEIGHT
6'-0" (1800mm)	4'-0" (1200mm)	4'-0" (1200mm)	5'-0" (1500mm)
3'-0" (900mm)	3'-0" (900mm)	2'-0" (600mm)	2'-0" (600mm)
MIN. HEADROOM REQUIRED 1.9m	MIN. HEADROOM REQUIRED 1.9m	MIN. HEADROOM REQUIRED 1.9m	MIN. HEADROOM REQUIRED 1.9m

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FRONT YARD SETBACK LINE
 POST-DEDICATION (NEW) PROPERTY LINE

PROJECT NORTH
 TRUE NORTH

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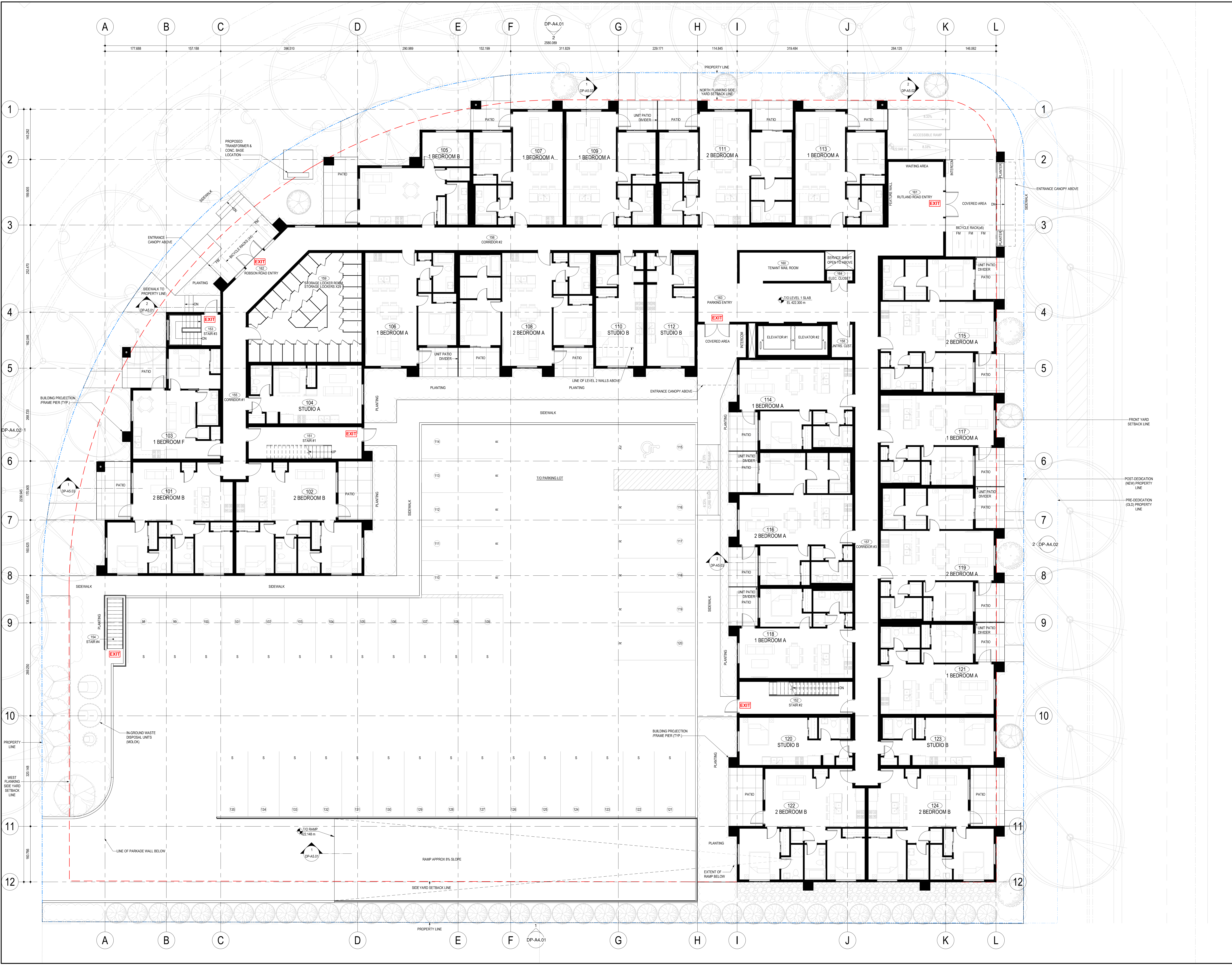
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1Y 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A3.01

DRAWINGS ARE NOT TO BE SCALED.
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LEVEL P1
 PARKADE PLAN

Job No.	0001
Scale	
Drawn	T.R.
Checked	S.T.



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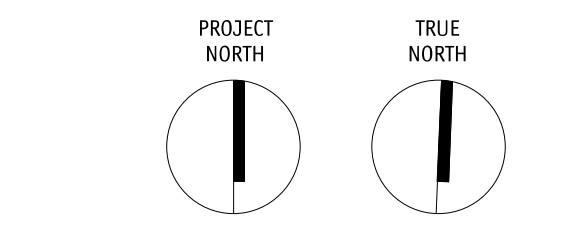
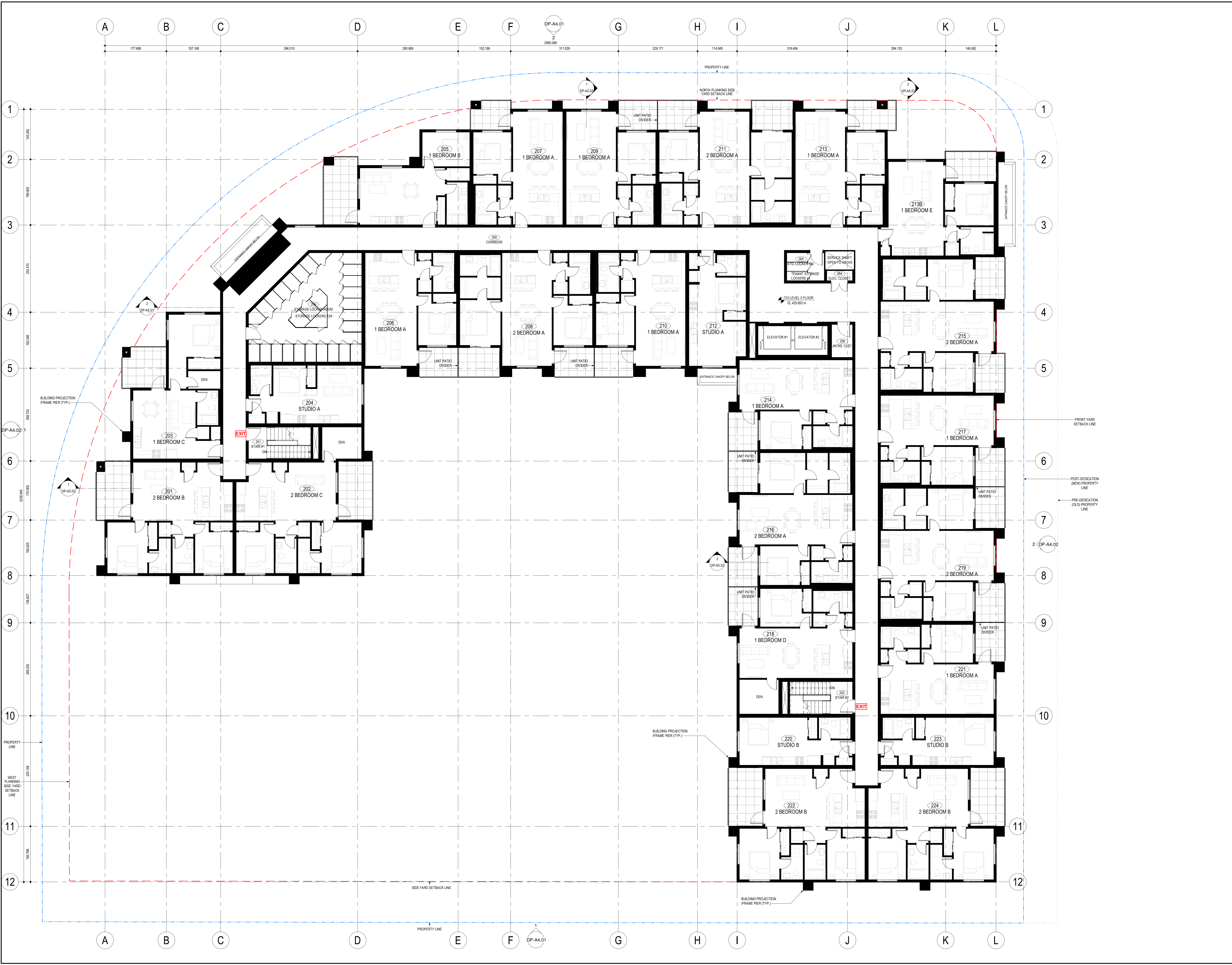
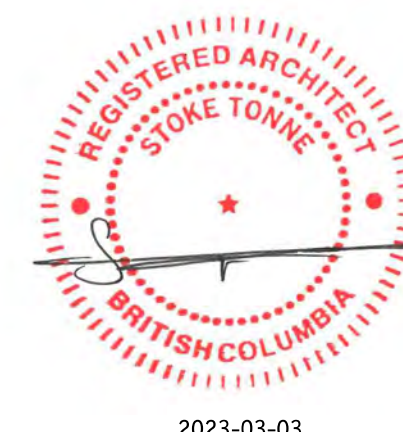
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELLOWNA, BC V1Y 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A3.02

DRAWINGS ARE NOT TO BE SCALED.
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LEVEL 1
 FLOOR PLAN

Job No.	0001
Scale	
Drawn	T.R.
Checked	S.T.



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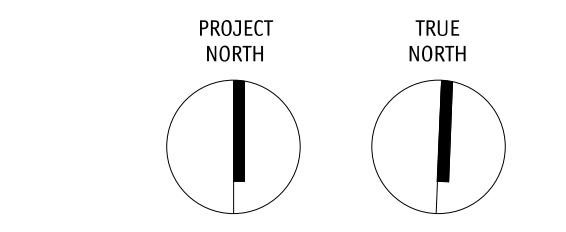
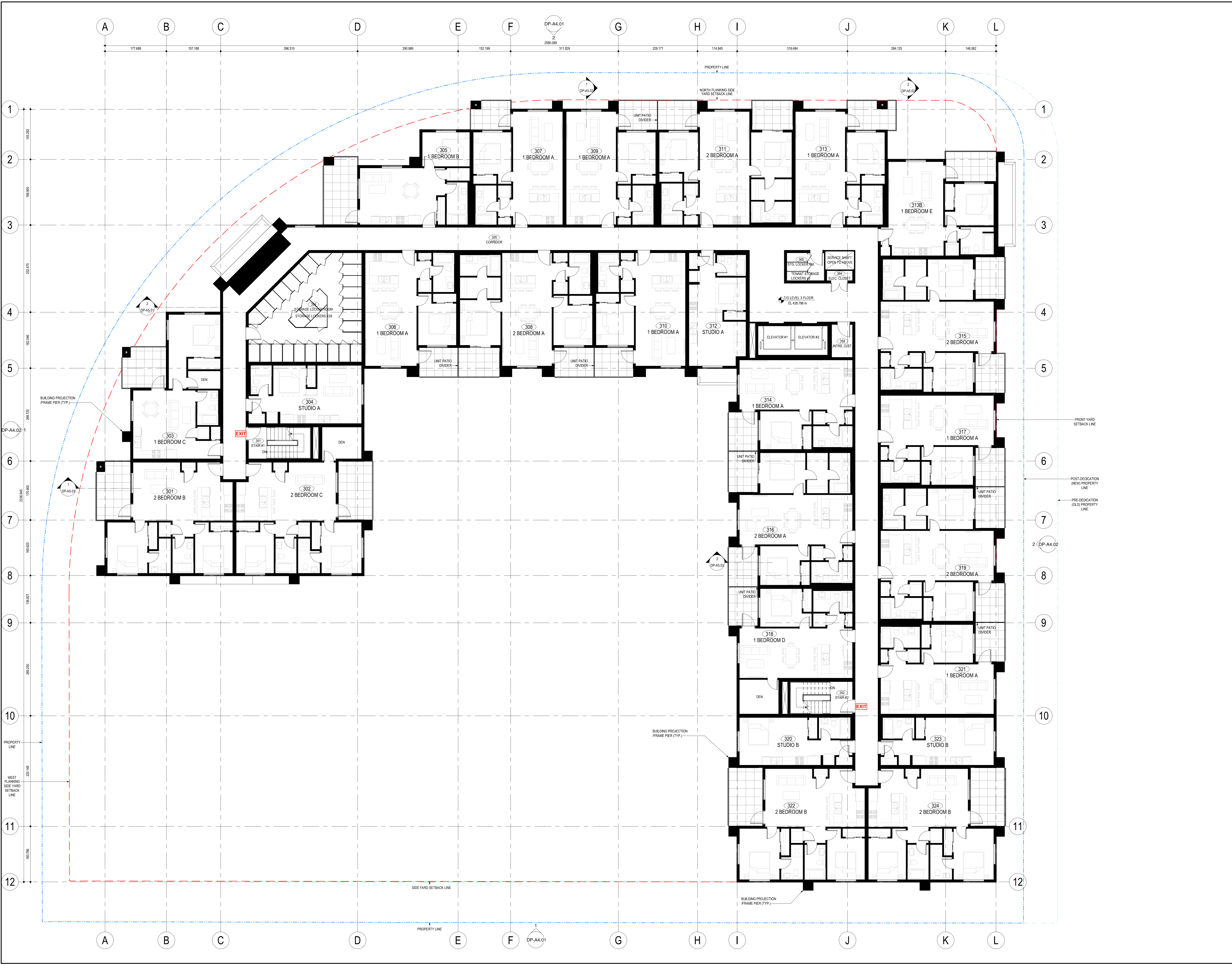
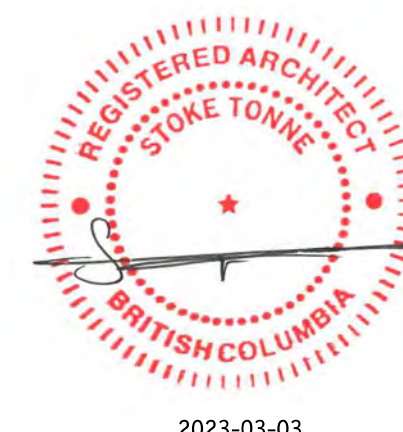
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1Y 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODD, PLAN EPP120337

Drawing Number
DP-A3.03

DRAWINGS ARE NOT TO BE SCALED.
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LEVEL 2 FLOOR PLAN

Job No.	0001
Scale	
Drawn	T.R.
Checked	S.T.



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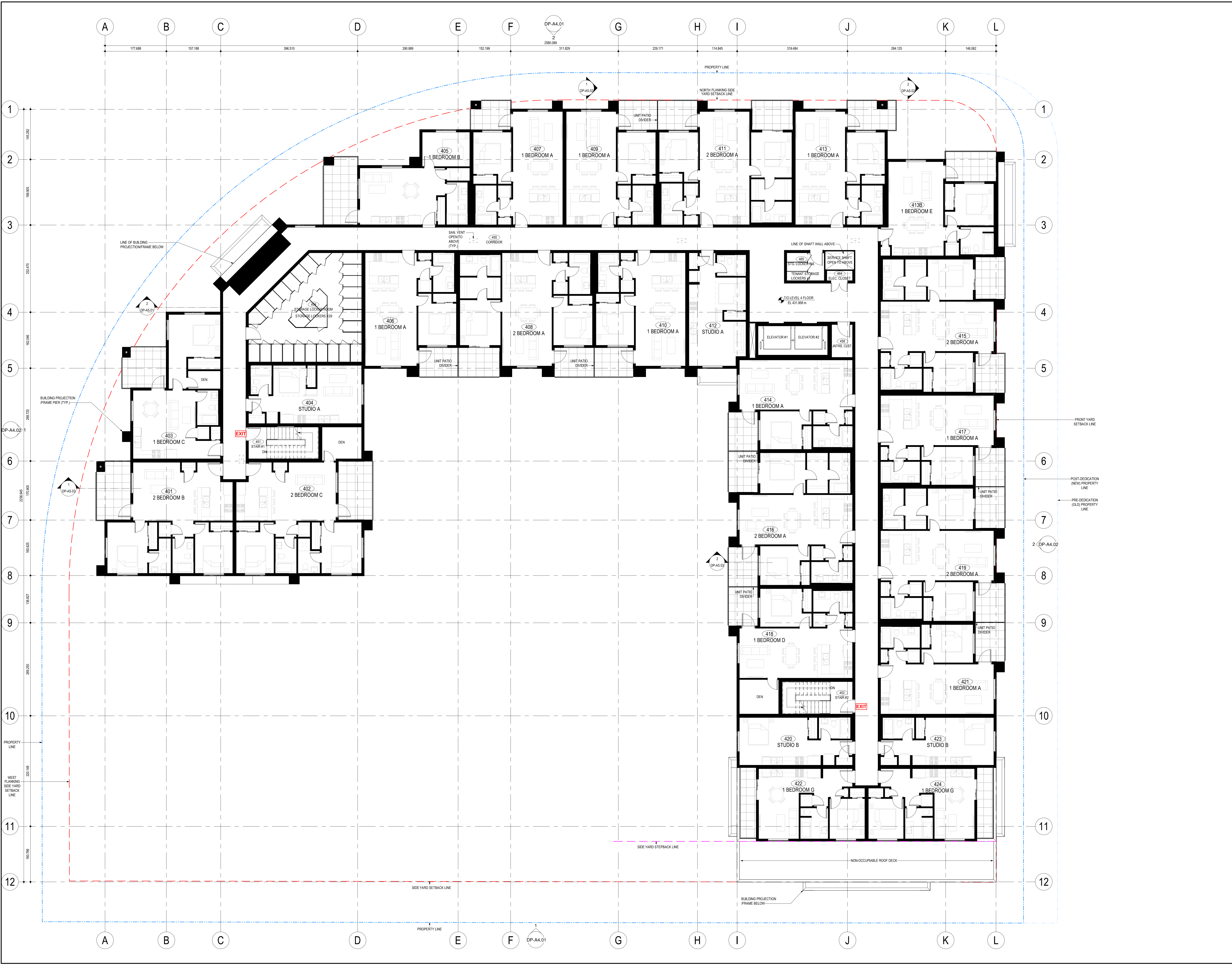
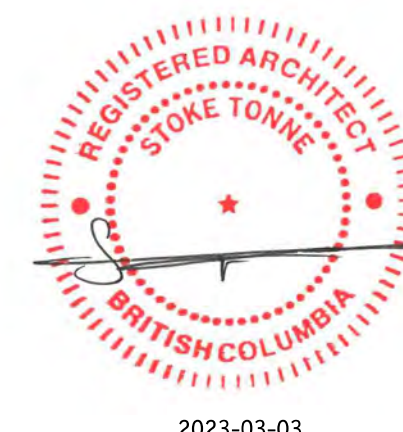
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1X 3C7
 LOT A, SECTION 23, TOWNSHIP 26, QD/D, PLAN EPP120337

Drawing Number
DP-A3.04

DRAWINGS ARE NOT TO BE SCALED.
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LEVEL 3 FLOOR PLAN

Job No.	0001
Scale	
Drawn	T.R.
Checked	S.T.



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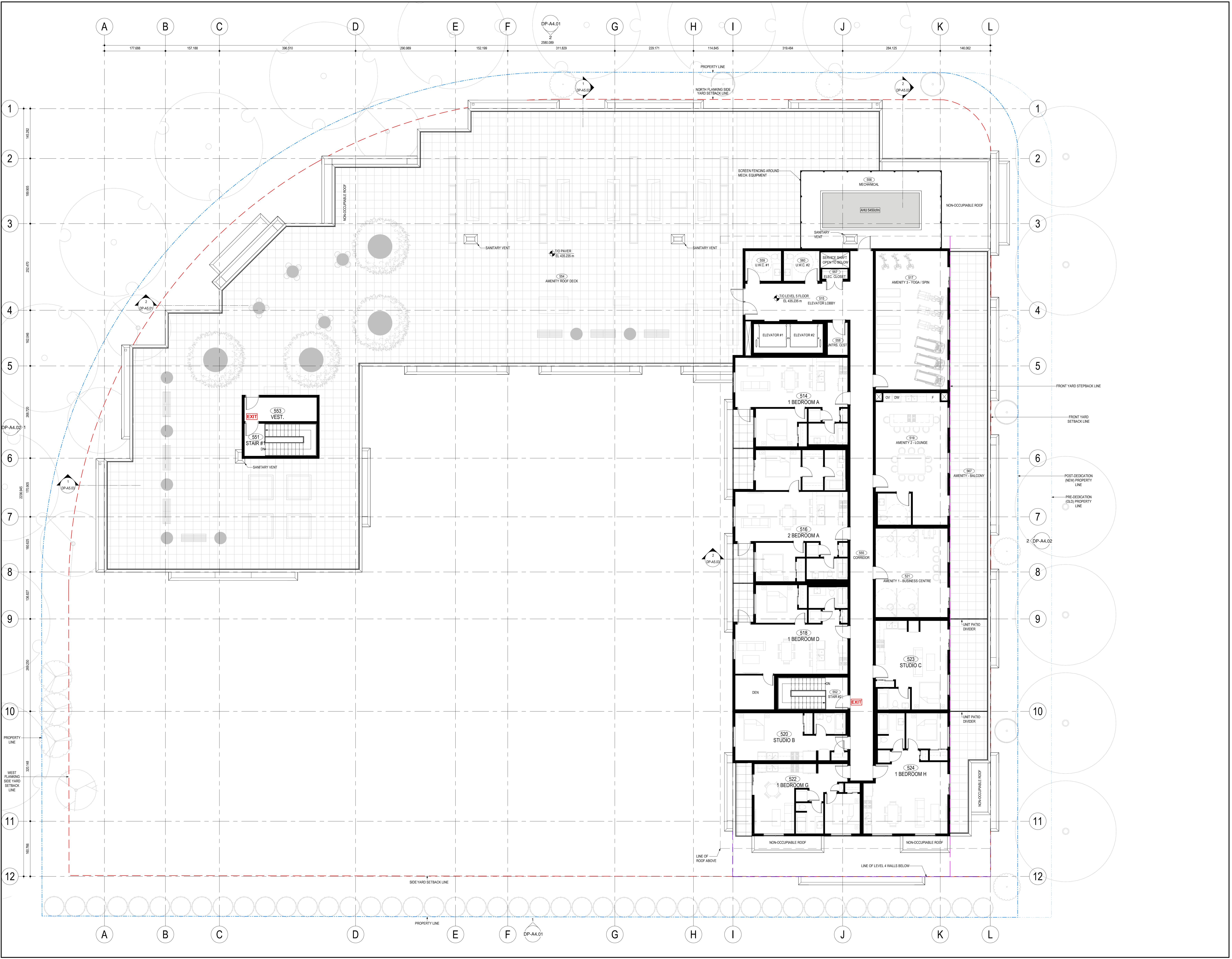
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1X 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A3.05

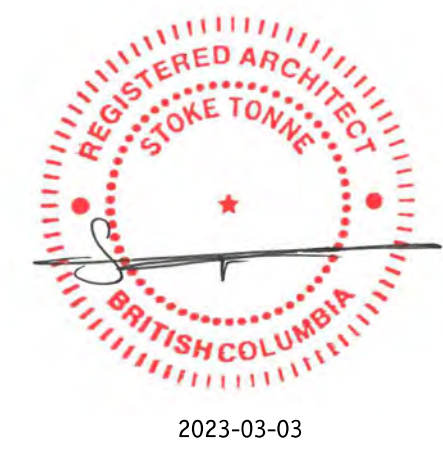
DRAWINGS ARE NOT TO BE SCALED.
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Level 4
FLOOR PLAN

Job No.	0001
Scale	
Drawn	T.R.
Checked	S.T.



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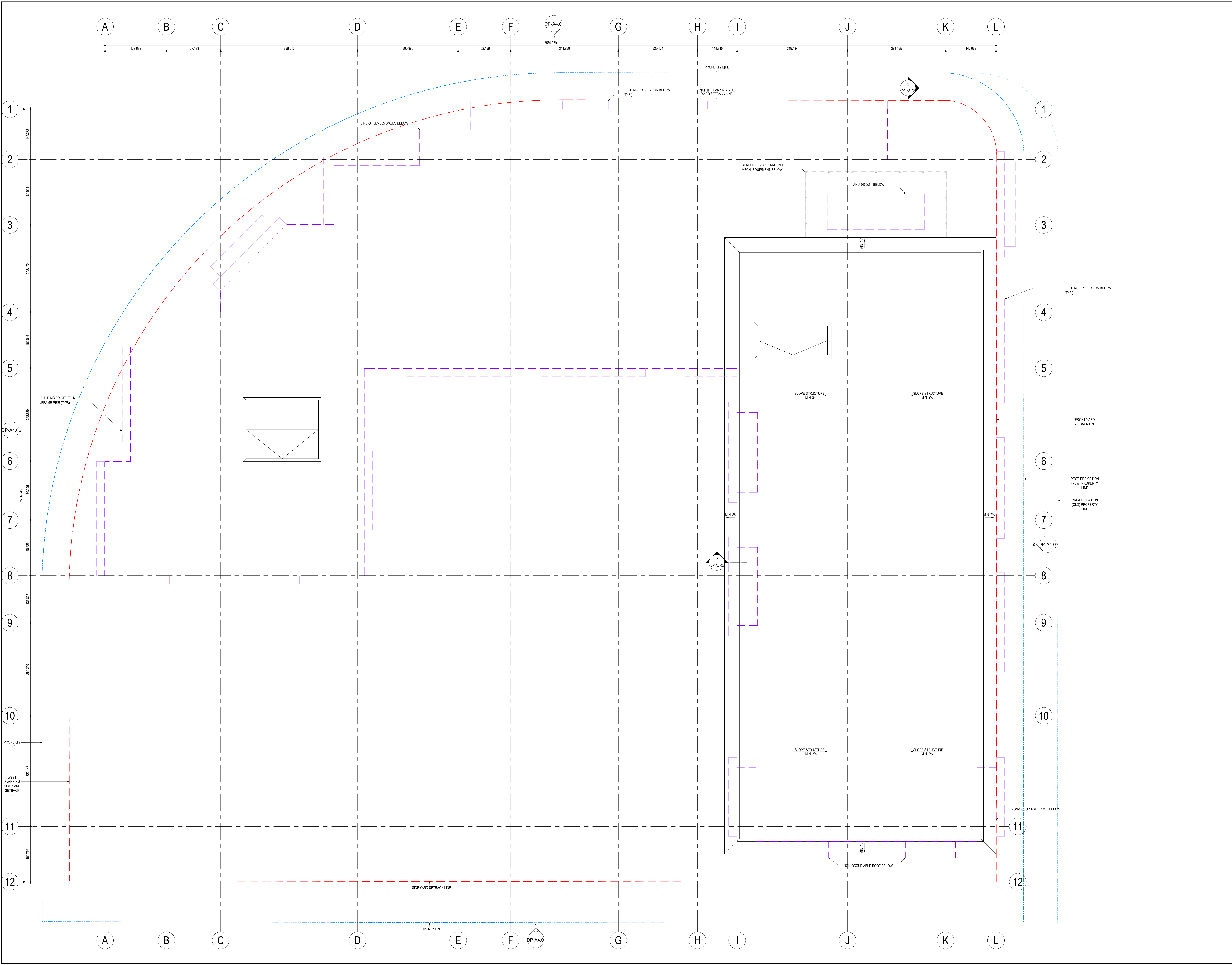
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1X 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A3.06

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
LEVEL 5 FLOOR PLAN

Job No. 0001
 Scale 1/8" = 1'-0"
 Drawn T.R.
 Checked S.T.



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Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1Y 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A3.07

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

ROOF PLAN

Job No.	0001
Scale	1/8" = 1'-0"
Drawn	T.B.
Checked	S.T.

BUILDING ELEVATION KEYNOTE SCHEDULE

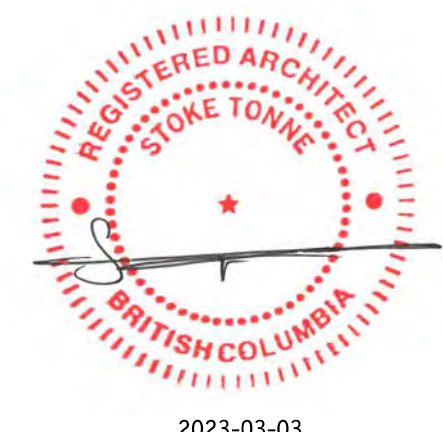
1.1	FIBRE CEMENT PANEL - DARK BLUE	1.4, 2.2
1.2	CEMENT STUCCO - DARK BLUE	1.3
1.3	CEMENT STUCCO - LIGHT GRAY	1.2
1.4	CEMENT STUCCO - MEDIUM GRAY	1.1
2.1	METALS - DARK GRAY	2.3, 2.4, 6.1, 6.2, 6.3
2.2	METALS - LIGHT GRAY	
2.3	METALS - MEDIUM GRAY	
3.1	ROOF MEMBRANE - MEDIUM GRAY	5.1

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	FINISH	COLOR
1.0 CLADDING			
1.1	CEMENT STUCCO	PAINTED	COLOR 1 - MEDIUM GRAY
1.2	CEMENT STUCCO	PAINTED	COLOR 2 - LIGHT GRAY
1.3	CEMENT STUCCO	PAINTED	COLOR 3 - BLUE / GRAY
1.4	FIBRE CEMENT PANEL	PRE-FINISHED	BLUE / GRAY
2.0 SOFFIT/FASCIA/TRIMS			
2.1	ALUMINUM SOFFIT PLANKS	PRE-FINISHED	ALMOND
2.2	FIBRE CEMENT TRIM / FASCIA PLANKS	PRE-FINISHED	BLUE / GRAY
2.3	PARAPET CAP FLASHINGS	PRE-FINISHED	DARK GRAY
2.4	WALL FLASHINGS	PRE-FINISHED	DARK GRAY
3.0 WINDOWS			
3.1	VINYL WINDOWS	PRE-FINISHED	WHITE
3.2	VISION GLAZING	CLEAR ANODIZED	CLEAR / NO TINT
4.0 DOORS			
4.1	ALUMINUM & GLASS DOOR	CLEAR ANODIZED	SILVER
4.2	METAL DOOR & STEEL FRAME	PAINTED	MATCHING ADJACENT WALL
4.3	VINYL PATIO / BALCONY SLIDING DOORS	PRE-FINISHED	WHITE
4.4	VINYL PATIO / BALCONY SWING DOORS	PRE-FINISHED	WHITE
4.5	INSULATED OVERHEAD DOOR	PRE-FINISHED	GRAY
5.0 ROOFS			
5.1	WATERPROOF ROOF MEMBRANE	PRE-FINISHED	MEDIUM GRAY
5.2	BALCONY / DECK MEMBRANE	PRE-FINISHED	GRAY
6.0 METALS			
6.1	ROOF DECK GUARDRAIL	PAINTED	DARK GRAY
6.2	BALCONY METAL GUARDRAIL	PAINTED	DARK GRAY
6.3	HANDRAIL	PAINTED	DARK GRAY
7.0 FENCES / SCREENS			
7.1	COMPOSITE DECK BOARDS	PRE-FINISHED	BLUE / GRAY W/ BLACK POSTS
7.2	GLAZED PRIVACY SCREEN	FROSTED GLASS	DARK GRAY FRAME
8.0 SPECIALTIES			
8.1	FEATURE MURAL	TBD	REFER TO DESIGN RATIONALE
8.2	SIGNAGE	TBD	TBD

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m+m
 MEIKLEJOHN ARCHITECTS INC.



2023-03-03



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Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELLOWNA, BC V1X 3C7
 LOT A, SECTION 23, TOWNSHIP 26, 00YD, PLAN EPP120337

Drawing Number
DP-A4.01

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
BUILDING ELEVATIONS NORTH & SOUTH

Job No. 0001
 Scale As Indicated
 Drawn T.B.
 Checked S.T.



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RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1X 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A4.02

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
BUILDING ELEVATIONS EAST & WEST

Job No.	0001
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



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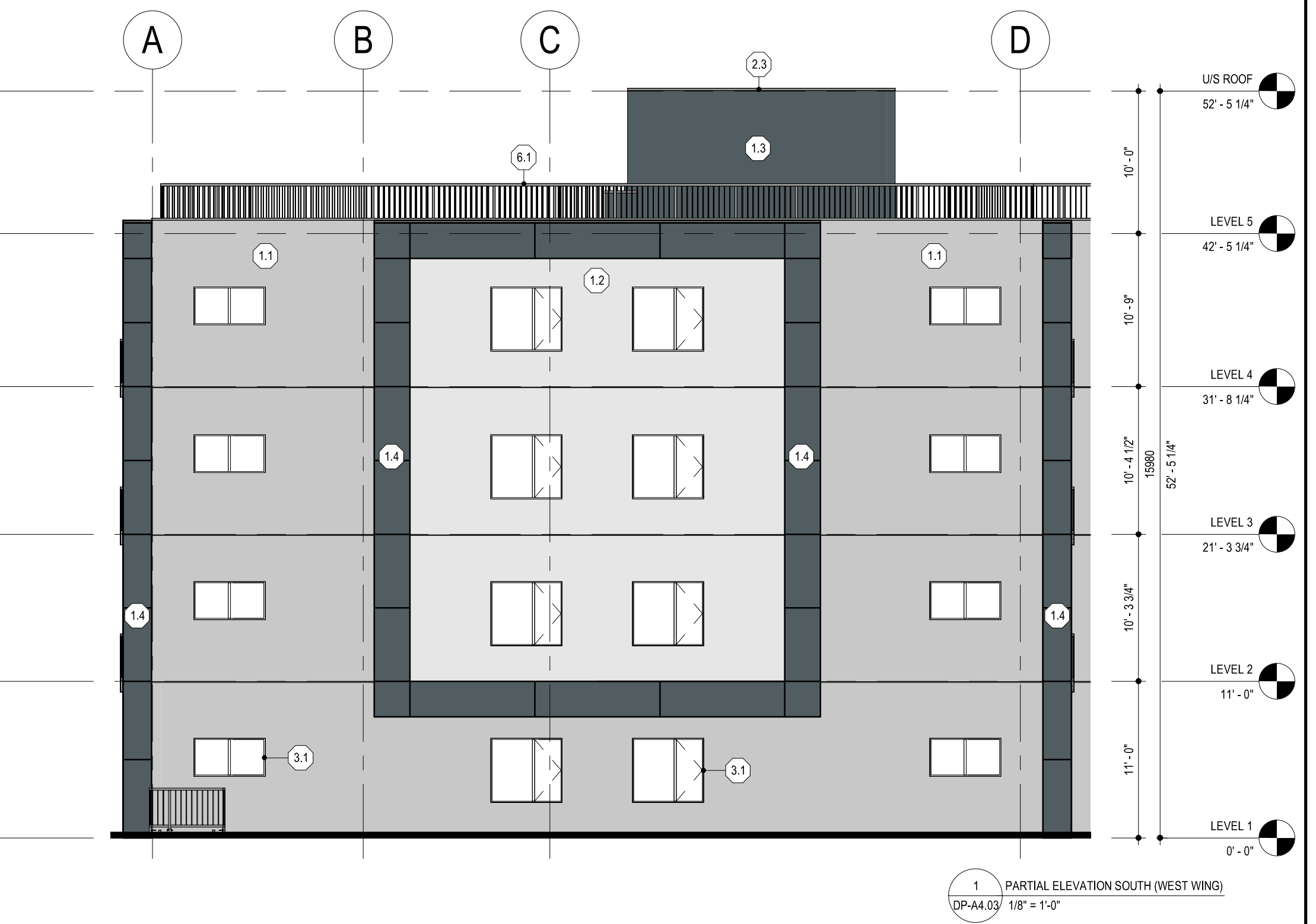
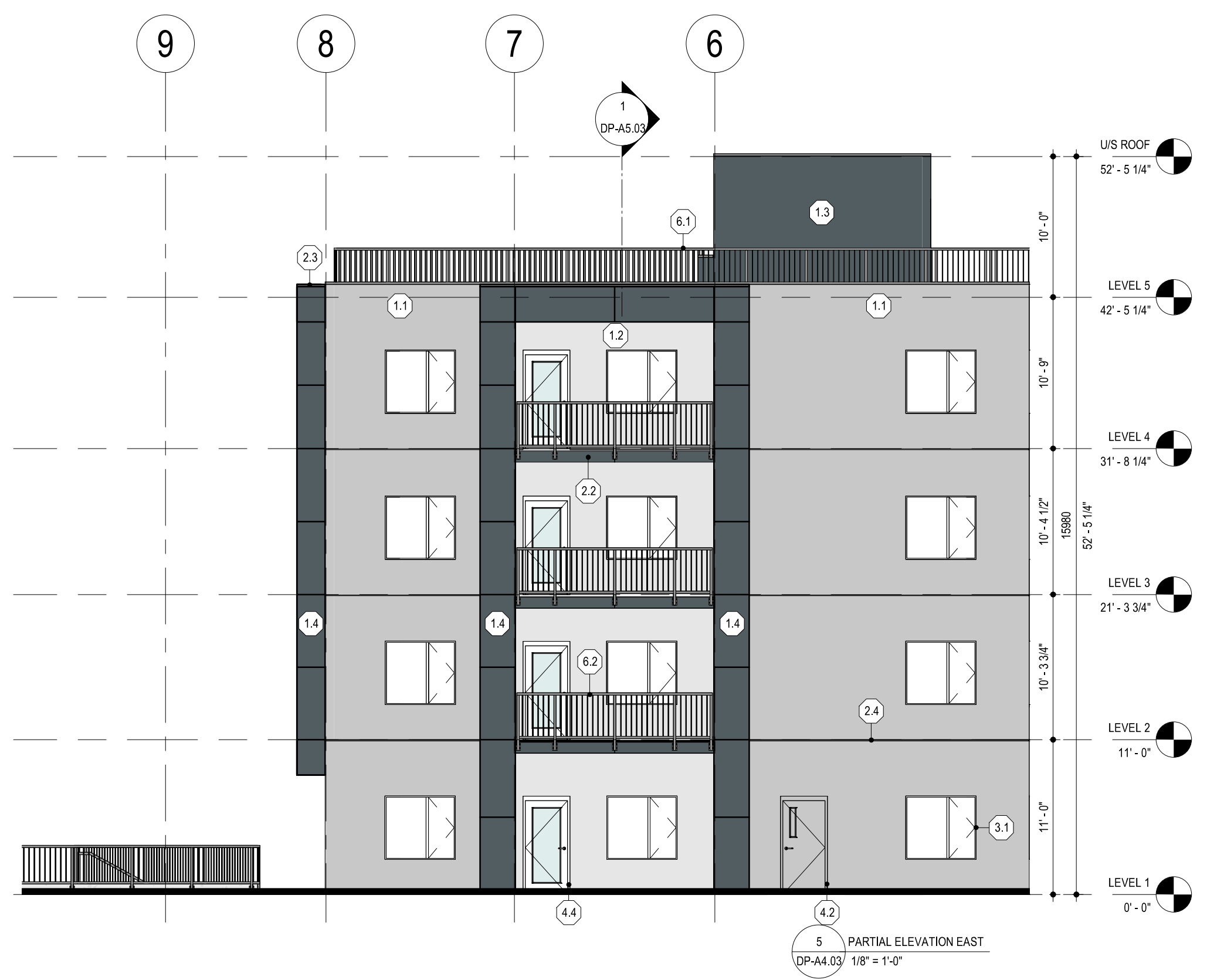
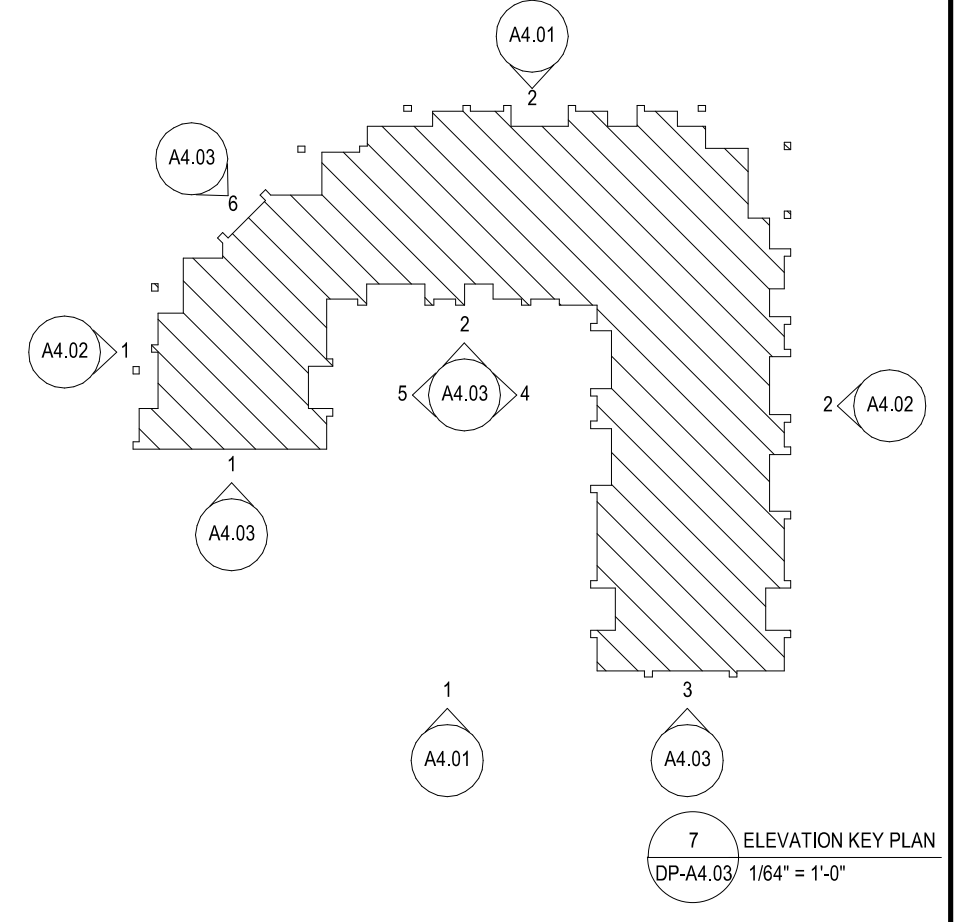
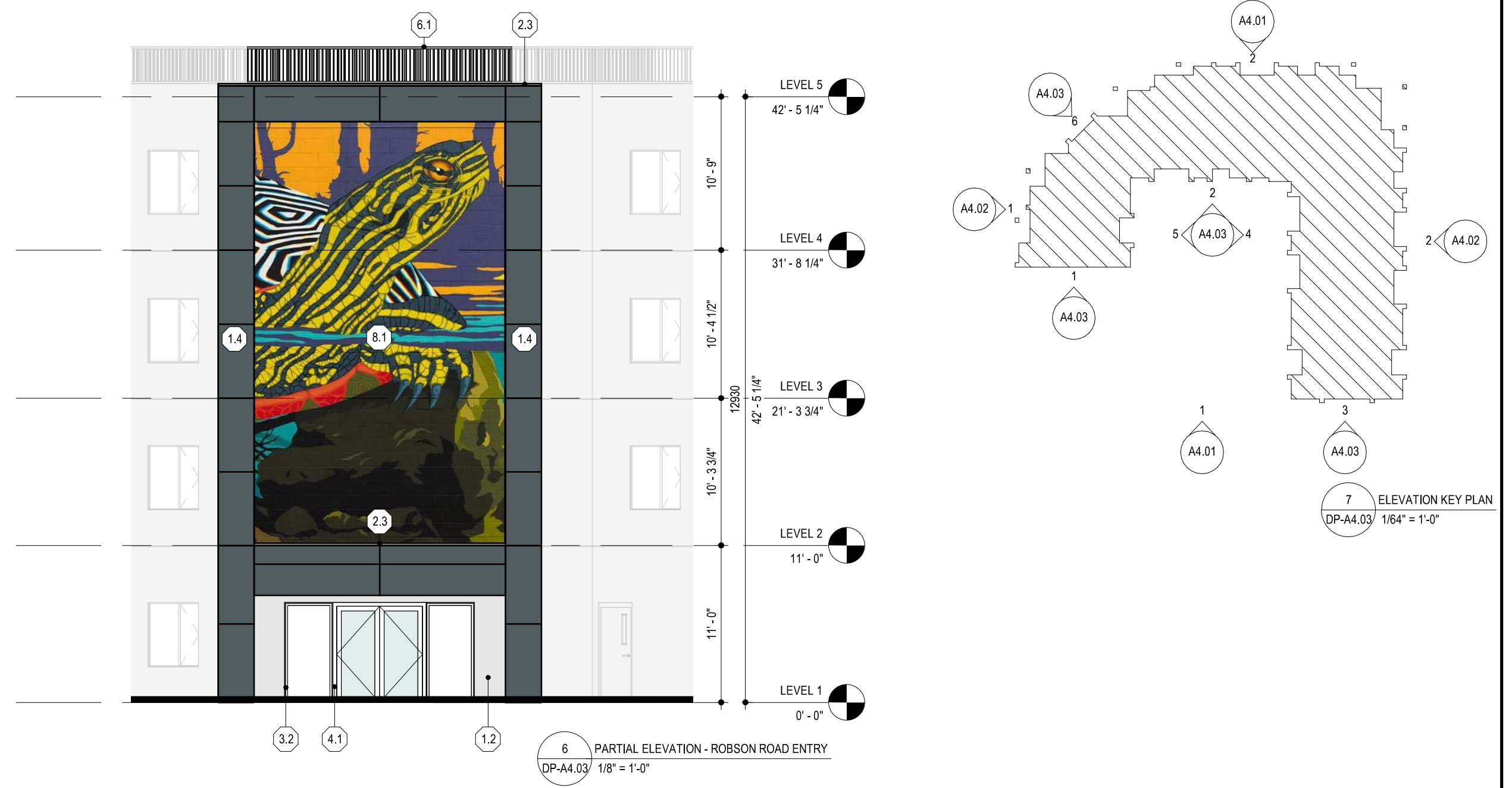
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELLOWNA, BC V1X 3C7
 LOT A, SECTION 23, TOWNSHIP 26, QUIDDY, PLAN EPP120337

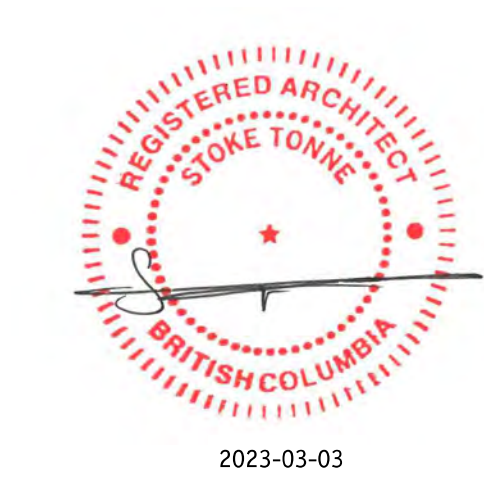
Drawing Number
DP-A4.03

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
PARTIAL BUILDING ELEVATIONS

Job No.	0001
Scale	As Indicated
Drawn	T.B.
Checked	S.T.





2 NW CORNER
 DP-A4.10 JUNE 21ST, 2023 AT 6:00PM



1 NE CORNER
 DP-A4.10 JUNE 21ST, 2023 AT 9:00AM



4 SW CORNER
 DP-A4.10 JUNE 21ST, 2023 AT 1:00PM



3 SE CORNER
 DP-A4.10 JUNE 21ST, 2023 AT 9:00AM

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Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELOWNA, BC V1Y 3C7
 LOT A, SECTION 23, TOWNSHIP 26, QD/D, PLAN EPP120337

Drawing Number
DP-A4.10

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

3D VIEWS

Job No.	0001
Scale	T.B.
Drawn	T.B.
Checked	S.T.



1 VIEW NORTH / EAST - RUTLAND ROAD
DP-A4.11 N.T.S.



2 VIEW NORTH / WEST - ROBSON ROAD
DP-A4.11 N.T.S.



3 VIEW SOUTH / EAST - RUTLAND ROAD
DP-A4.11 N.T.S.



4 AMENITY ROOF DECK
DP-A4.11 N.T.S.

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280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
KELOWNA, BC V1Y 3C7
LOT A, SECTION 23, TOWNSHIP 26, QDD, PLAN EPP120337

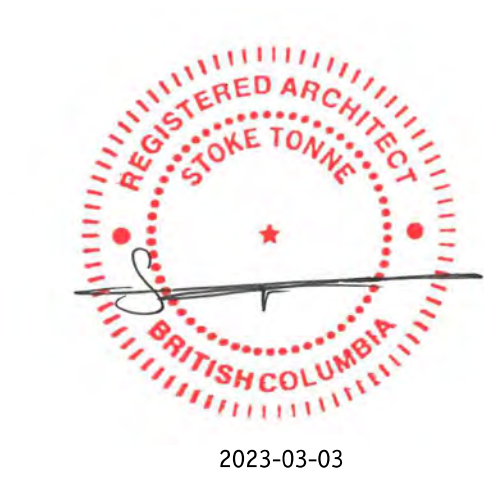
Drawing Number
DP-A4.11

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title

RENDERS

Job No.	0001
Scale	
Drawn	T.B.
Checked	S.T.



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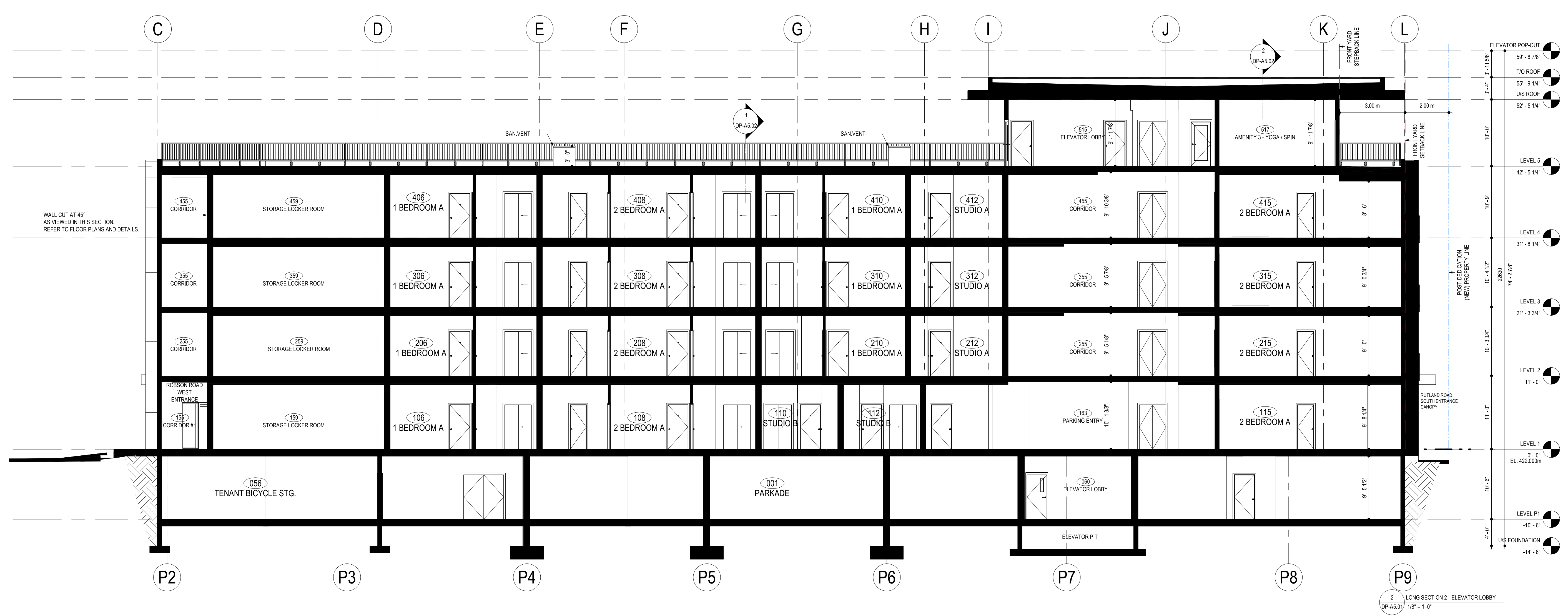
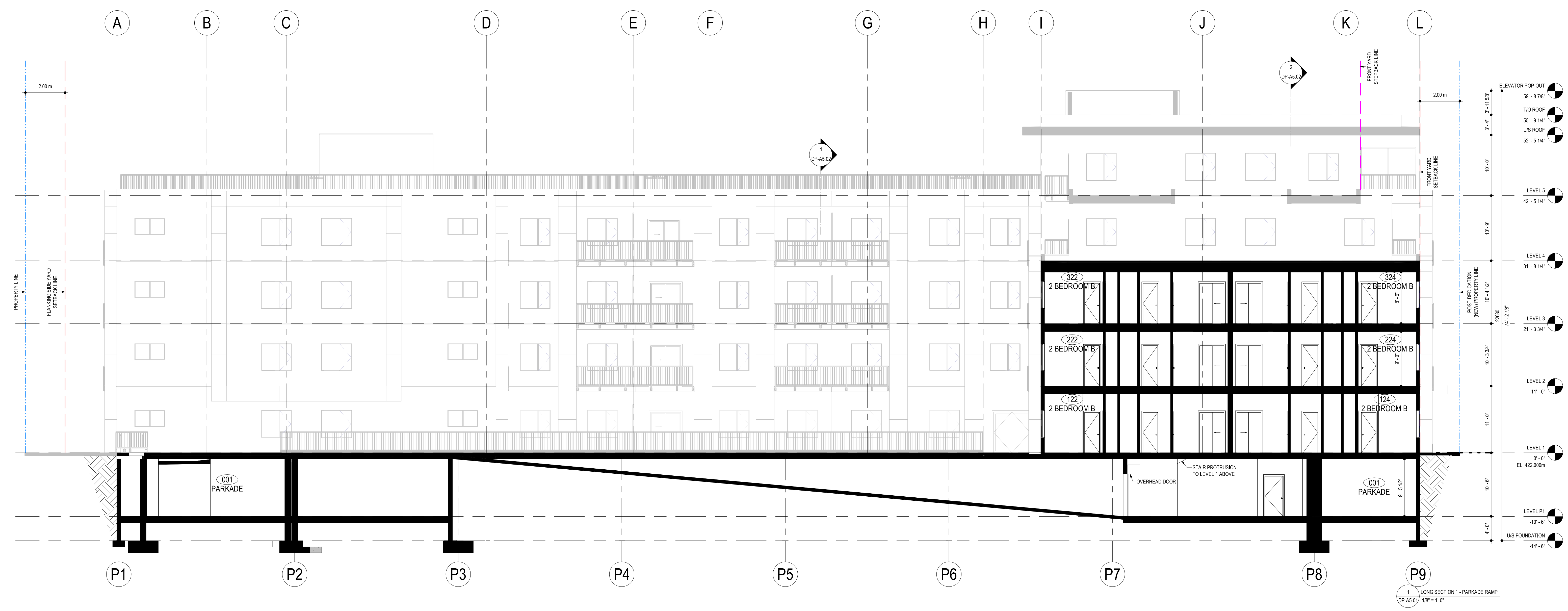
Project Title
RUTLAND RENTAL APARTMENT PROJECT
230 ROXBOROUGH ROAD SOUTH & 230 ROXBOROUGH ROAD WEST,
KELOWNA, BC V1X 3C7
LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

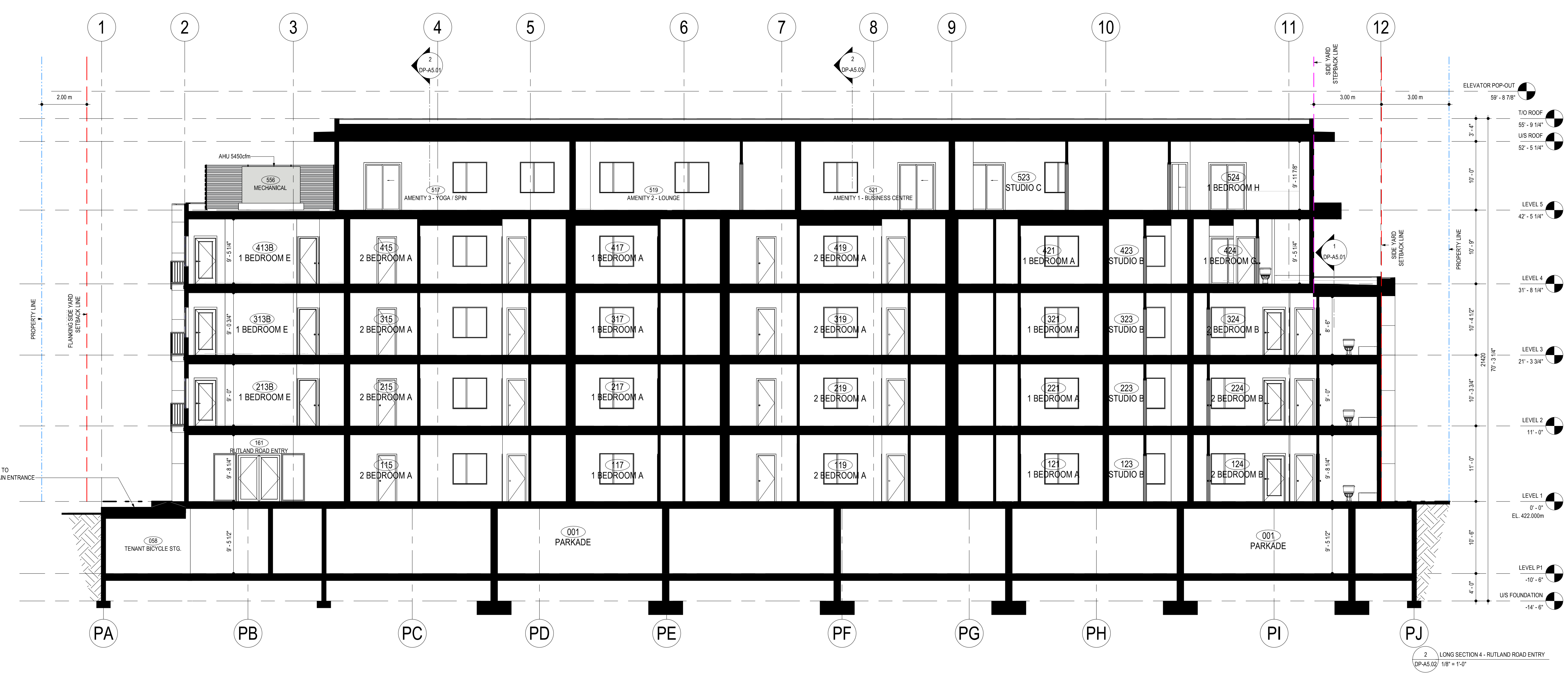
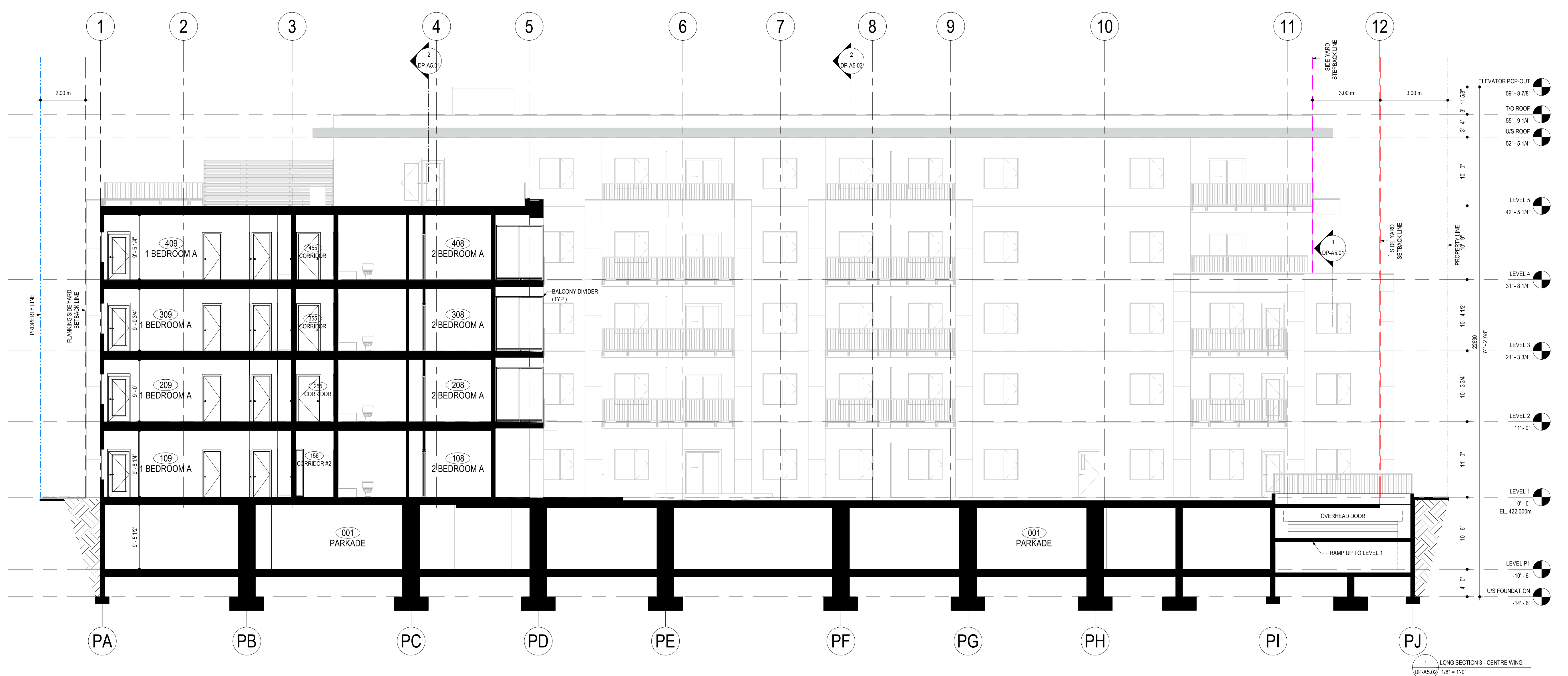
Drawing Number
DP-A5.01

DRAWINGS ARE NOT TO BE SCALED.
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BUILDING SECTIONS

Job No. 0001
Scale 1/8" = 1'-0"
Drawn T.B.
Checked S.T.





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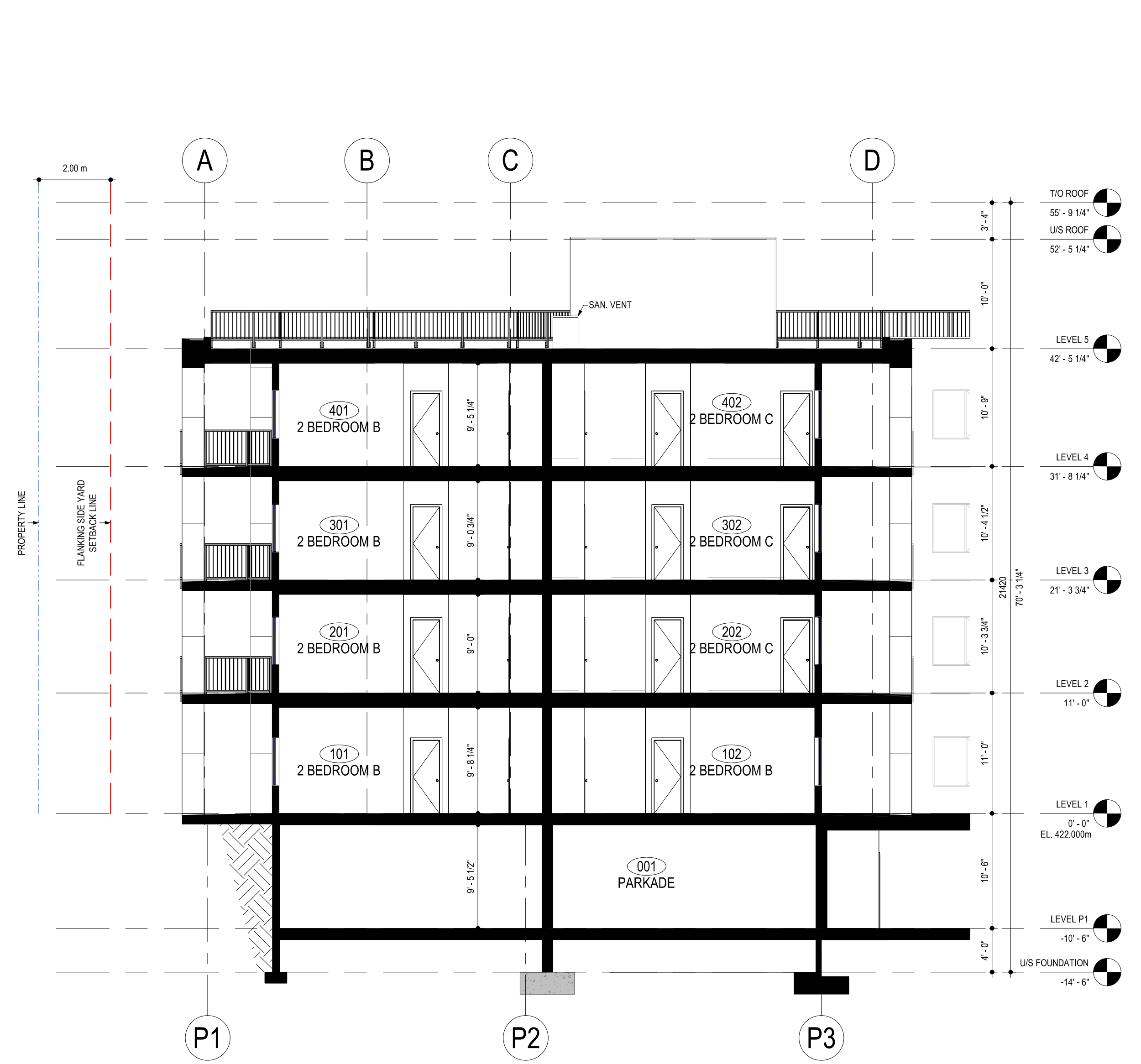
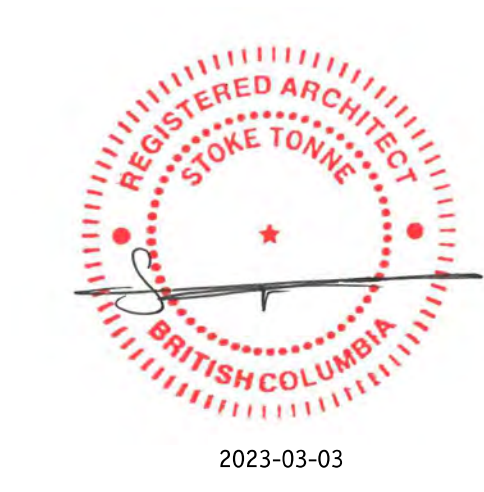
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST, KELOWNA, BC V1X 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A5.02

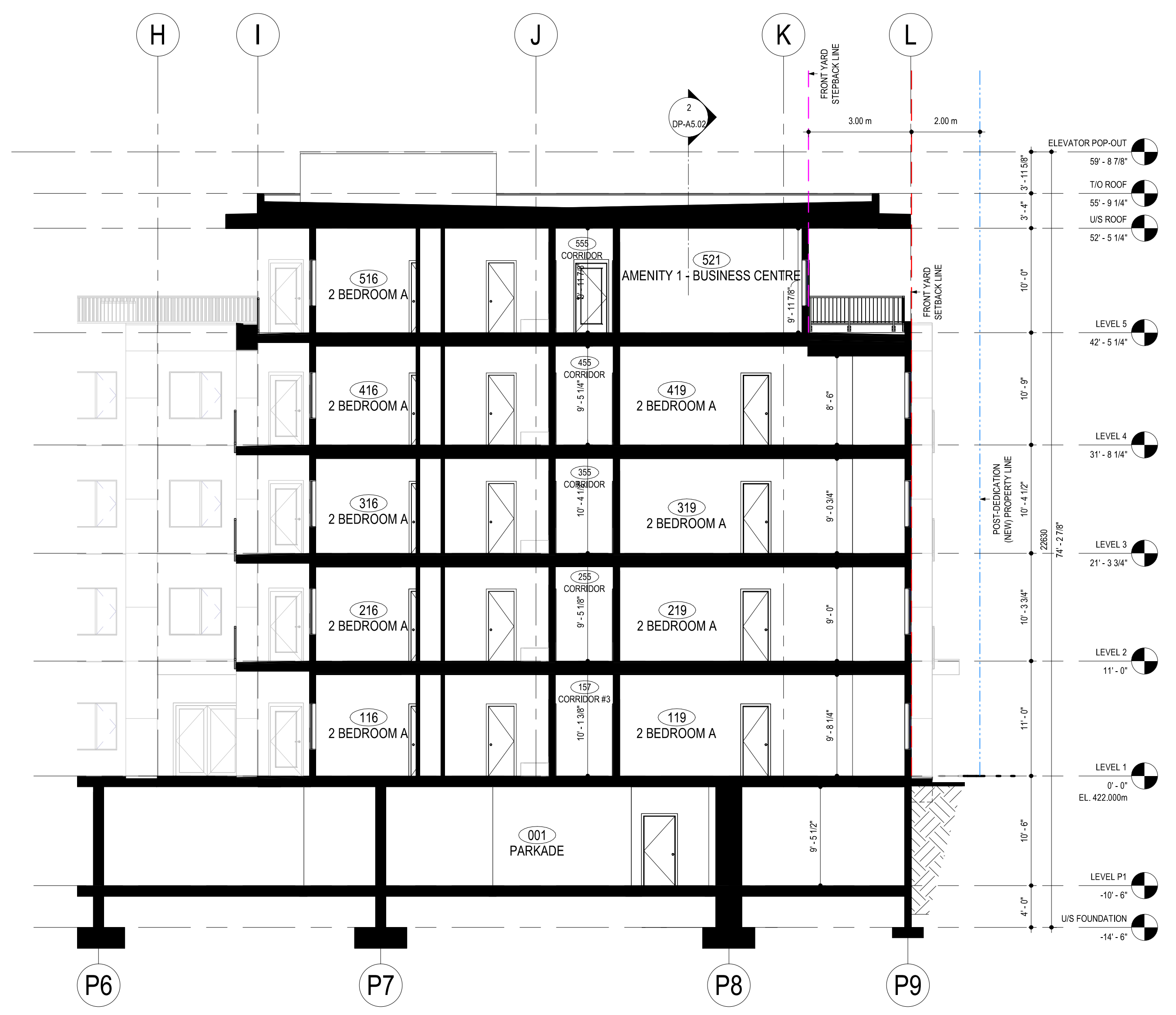
DRAWINGS ARE NOT TO BE SCALED.
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BUILDING SECTIONS

Job No. 0001
 Scale 1/8" = 1'-0"
 Drawn T.B.
 Checked S.T.



1 CROSS SECTION 2 - WEST WING
 (DP-A5.03) 1/8" = 1'-0"



2 CROSS SECTION 2 - EAST WING
 (DP-A5.03) 1/8" = 1'-0"

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No.	Date	Revision
01	2023-03-02	ISSUED FOR DEVELOPMENT PERMIT

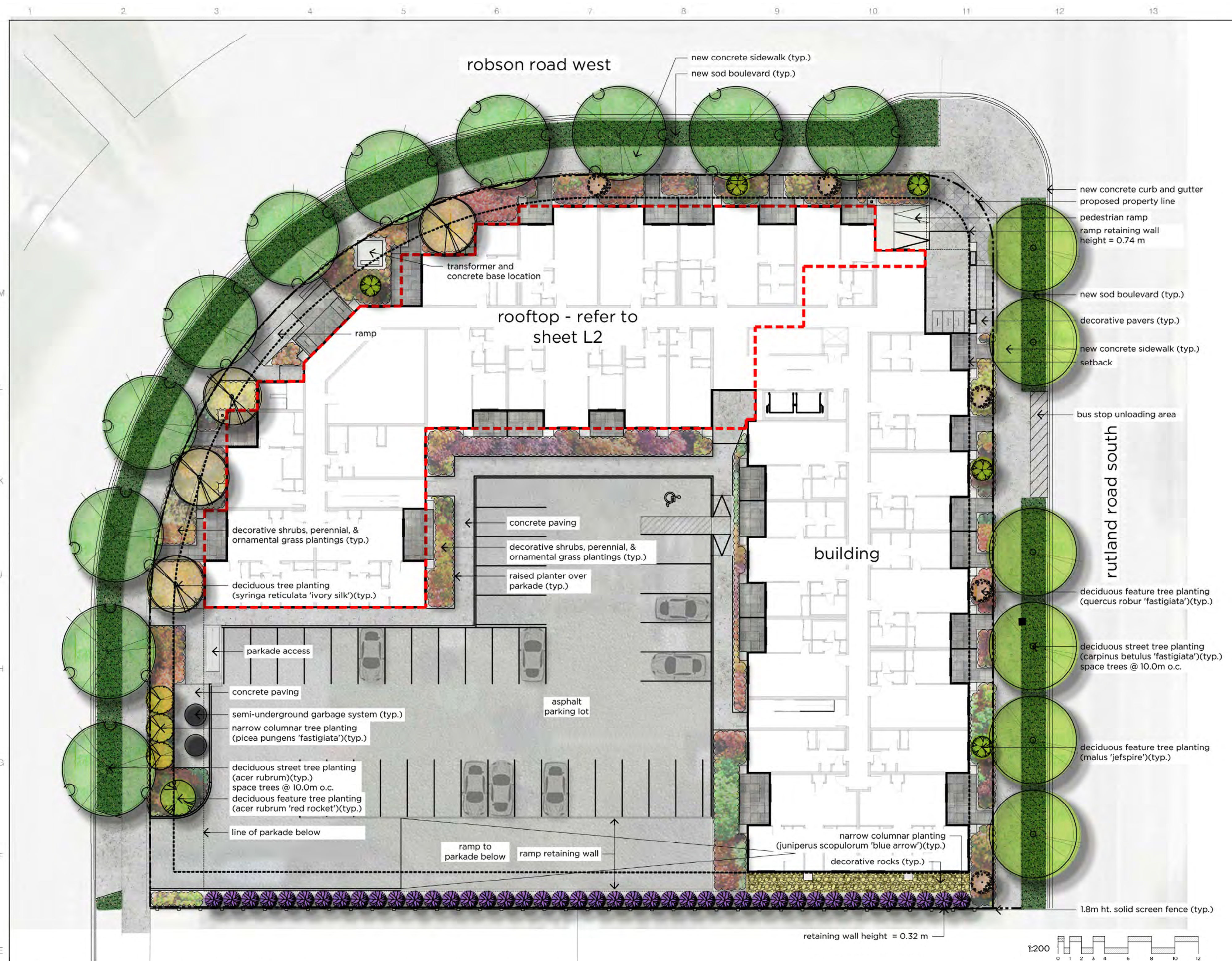
Project Title
RUTLAND RENTAL APARTMENT PROJECT
 280 ROBSON ROAD SOUTH & 285 ROBSON ROAD WEST,
 KELLOWNA, BC V1X 3C7
 LOT A, SECTION 23, TOWNSHIP 26, ODDY, PLAN EPP120337

Drawing Number
DP-A5.03

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

BUILDING SECTIONS

Job No.	0001
Scale	1/8" = 1'-0"
Drawn	T.B.
Checked	S.T.



E1 landscape plan - at-grade
L1 scale 1:200

plant list

botanical name	common name	qty	tree size classifier	min. growing medium	installed tree size
acer rubrum	red maple	11	medium	20m ³	50cm cal
acer rubrum 'red rocket'	red rocket maple	1	small	15m ³	50cm cal
picea pungens 'fastigiata'	columnar colorado blue spruce	3	small	15m ³	2.5m ht
syringa reticulata 'ivory silk'	ivory silk tree lilac	4	small	15m ³	50cm cal
quercus robur 'fastigiata'	pyramidal oak	5	small	20m ³	50cm cal
carpinus betulus 'fastigiata'	pyramidal european hornbeam	6	medium	20m ³	50cm cal
malus 'jefspire'	purple spire crabapple	5	small	15m ³	50cm cal

shrubs

botanical name	common name	qty	size/spacing & remarks
berberis thunbergii 'concorde'	concorde barberry	25	#02 cont./1.0m o.c. spacing
spiraea japonica 'goldmound'	goldmound pirea	67	#02 cont./1.0m o.c. spacing
physocarpus opulifolius 'dart's gold'	darts gold ninebark	24	#02 cont./1.0m o.c. spacing
pinus mugo 'mops'	mops mugo pine	84	#02 cont./1.0m o.c. spacing
syringa patula 'miss kim'	miss kim lilac	6	#02 cont./1.0m o.c. spacing
juniperus horizontalis 'plumosa compacta'	andorra juniper	25	#02 cont./1.0m o.c. spacing
juniperus scopulorum 'blue arrow'	blue arrow juniper	42	1.5m ht./1.5m o.c. spacing

perennials, grasses, & groundcovers

botanical name	common name	qty	size/spacing & remarks
festuca glauca 'elijah blue'	elijah blue fescue	120	#01 cont./0.6m o.c. spacing
calamagrostis acutiflora 'karl foerster'	karl foerster feather reed grass	57	#01 cont./0.8m o.c. spacing

notes

- plant material and construction methods shall meet or exceed the canadian landscape standard. all offsite works to meet bylaw 7900 standards.
- all soft landscape areas shall be watered by a fully automatic timed underground irrigation system.
- tree and shrub beds to be dressed in a minimum 75mm wood mulch or rock mulch, as shown in plan. do not place weed mat underneath tree and shrub beds.
- tree and shrub beds to be received a minimum of 300mm depth topsoil placement.
- turf areas from sod shall be no. 1 grade grown from certified seed of improved cultivars registered for sale in b.c. and shall be tolerant of drought conditions. a minimum of 100mm depth of growing medium is required beneath turf areas. turf areas shall meet existing grades and hard surfaces flush.
- site grading and drainage will ensure that all structures have positive drainage and that no water or loose impediments will be discharged from the lot onto adjacent public, common, or private properties.

landscape requirement

one (1) tree per 55 m² of landscape area or one (1) tree per 10 linear metres of landscape area (whichever is more)

total area	: 708.5m ²
requirement tree	: 13
proposed trees	: 22
shrubs	: 273
perennials/ornamental grasses	: 177

landscape requirement

total site area	= 4187 m ²
building area	= 1767 m ²
parking area	= 905 m ²
remaining area (comprising of hard and soft surface landscaping)	= 1515 m ²
site setback area	= 556 m ²
rooftop amenity area	= 765 m ²



issue	date	no.
issued for review	23/01/20	1
issued for development permit	23/02/16	2

revision	date	no.
revised for	yy/mm/dd	a

project
Rutland Rental Apartment
280 Robson Road South &
285 Robson Road West,
Kelowna, BC V1X 3C7

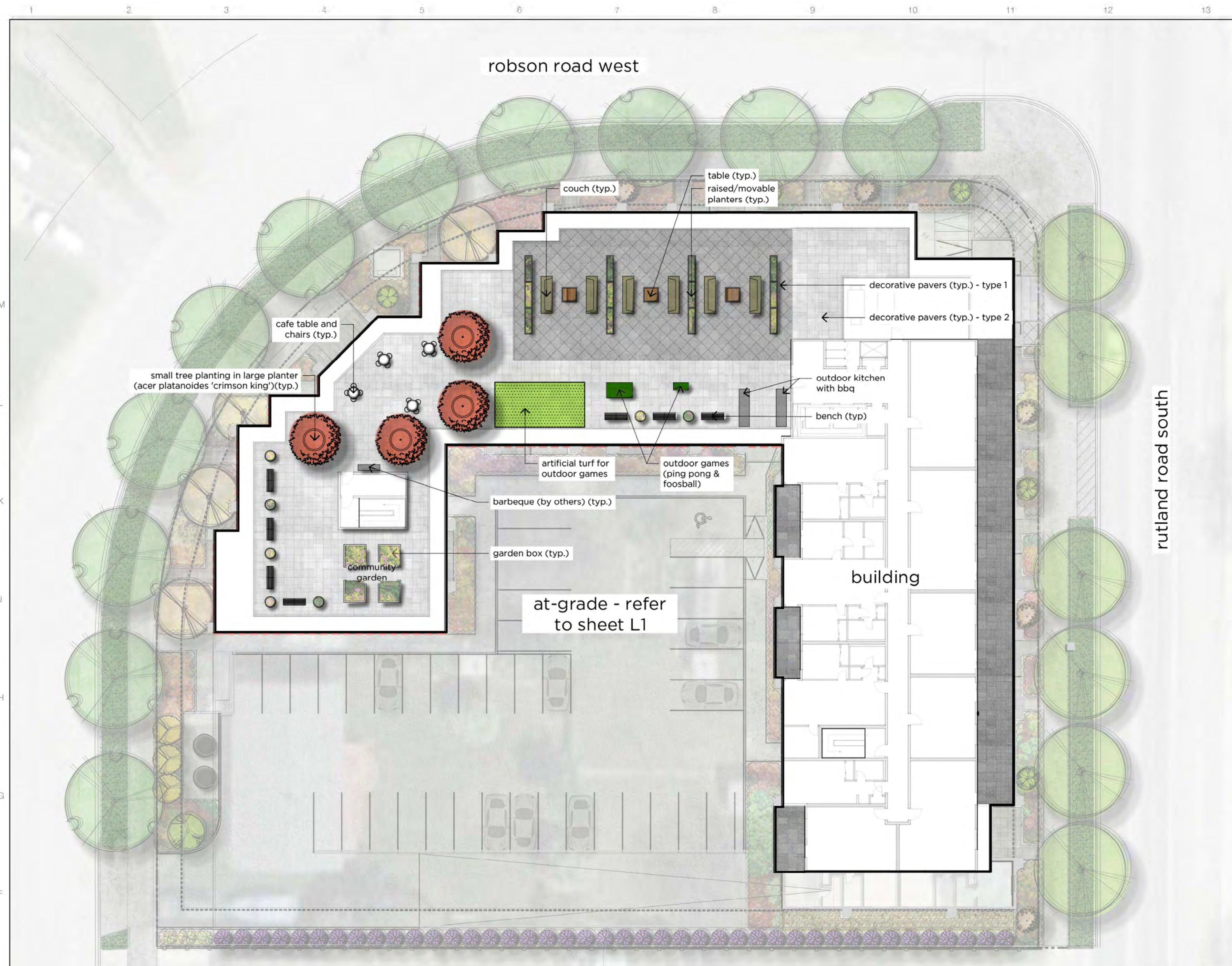
drawn VM	checked RJ	approved RJ
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project # 23.001	date 2023/02/16
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drawing
**at-grade
landscape plan**

N 	sheet L1
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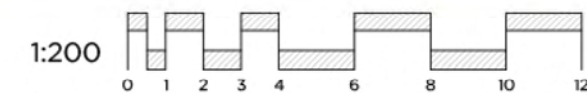


plant list

trees

botanical name	common name	qty	size/spacing & remarks
acer platanoides 'crimson king'	crimson king norway maple	4	50cm cal

E1 landscape plan - rooftop
L2 scale 1:200



issue	date	no.
issued for review	23/01/20	1
issued for development permit	23/02/16	2

revision	date	no.
revised for	yy/mm/dd	a

project
Rutland Rental Apartment
280 Robson Road South &
285 Robson Road West,
Kelowna, BC V1X 3C7

drawn VM	checked RJ	approved RJ
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project # 23.001	date 2023/02/16
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drawing
**rooftop
landscape plan**

N 	sheet L2
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